

City of Ramsey
Agenda
City Council Work Session
Tuesday, April 25, 2017
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. Review Planning Commission Recommendation for The COR Interim Development Plan
 2. Receive Update on Park Dedication Credit Discussion for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)
- 3. Topics for Future Discussion**
 1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

CC Work Session

2. 1.

Meeting Date: 04/25/2017

By: Tim Gladhill, Community Development

Information

Title:

Review Planning Commission Recommendation for The COR Interim Development Plan

Purpose/Background:

The purpose of this case is to review a final recommended policy framework for a document to be known as The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Details of the recommendations prepared by the Planning Commission over a series of workshops are attached to this case.

If the attached format is approved, the City will then host a series of public workshops as well to gain feedback on any potential changes as a part of the 2040 Comprehensive Plan Update.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

The Planning Commission recommends adoption of the attached policy document, and the Park and Recreation Commission has previously recommended the Parks and Public Realm Framework for The COR as well.

Action:

No action requested. For discussion only.

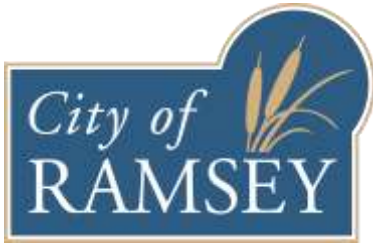
Attachments

DRAFT - The COR Interim Development Plan

DRAFT - The COR Parks and Public Realm Plan

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/19/2017 08:54 AM
Chris Anderson	Chris Anderson	04/19/2017 09:10 AM
Patrick Brama	Patrick Brama	04/20/2017 08:12 AM
Mark Riverblood	Mark Riverblood	04/20/2017 09:26 AM
Tim Gladhill (Originator)	Tim Gladhill	04/20/2017 10:28 AM
Kurt Ulrich	Kurt Ulrich	04/20/2017 03:52 PM
Form Started By: Tim Gladhill		Started On: 04/19/2017 08:49 AM
Final Approval Date: 04/20/2017		



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

The COR Interim Development Plan

Anticipated Adoption: May, 2017

City Council

Mayor Sarah Strommen
Councilmember At-Large John LeTourneau
Councilmember At-Large Kristine Williams
Ward 1 Councilmember Jill Johns
Ward 2 Councilmember Mark Kuzma
Ward 3 Councilmember Melody Shryock
Ward 4 Councilmember Chris Riley

Planning Commission

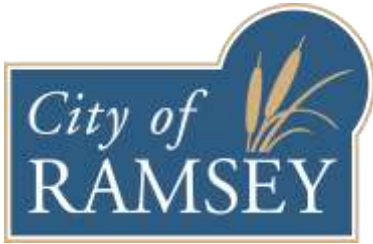
Chairperson Randy Bauer
Vice-Chairperson Gary Van Scoy
Bruce Anderson
Ralph Brauer
Cheri Gengler
Cindy Nosan
Patrick Surma
Former Chairperson Gary Levine (in memory)

Economic Development Authority

Chairperson Jim Steffen
Vice-Chairperson Wayne Skaff
Philip Brundt
Brian Burandt
Glen Hardin
Chris Riley (Council Representative)
Kristine Williams (Council Representative)

Parks and Recreation Commission:

Shane Bennett, Chairperson
Russell Bayer
Andrew Fyten
Jennifer Lestico
Brandon Sis
Charles Tchuinkwa
Jon Trappen



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

Environmental Policy Board

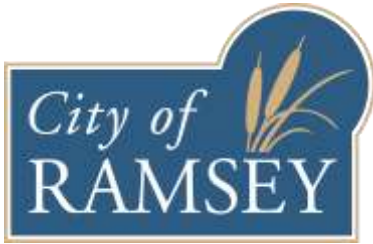
Thomas Stadola, Chairperson
Michael Valentine, Vice-Chairperson
Colleen Anderson
Reid Bernard
Jane Covart
Michael Hiatt
Lucas Trossen

Staff Team:

Tim Gladhill, Community Development Director
Kurt Ulrich, City Administrator
Patrick Brama, Asst. City Administrator/Economic Dev. Manager
Chris Anderson, City Planner
Bruce Westby, City Engineer
Mark Riverblood, Parks and Asst. Public Works Superintendent

Version: I:\The Cor\2015 Vision Clarification\Vision Document 2017\Interim Development Plan\The COR Interim Development Plan.Docx 4/3/2017 2:07 PM

DRAFT



Purpose of Interim Plan

The purpose of this document is to set into motion potential land use policy changes for The COR. In 2015, the City's Planning Commission described a need to evaluate and clarify the vision for The COR in response to several project approvals.

Common Terms

The COR Development Plan. This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center Master Plan.

The COR Interim Development Plan. This is the document you are reading now. While the City continues to refine land use recommendations and feasibility analysis for The COR, this document is intended to be a guiding policy document to review quality projects that do not meet the strict adherence to The COR Development Plan. Also referred to as the 'Interim Development Plan'.

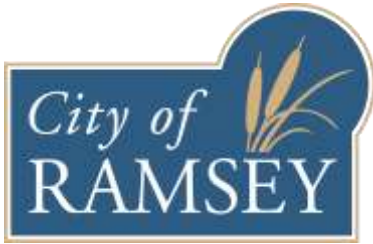
The COR Development Plan Amendment. This is a future document. This will be the document that updates the Zoning Code, otherwise known as the official controls, for The COR. This will replace existing Comprehensive Plan, Zoning Code, and Design Framework. Also referred to as the 'Plan Amendment'. This will be considered the 'third generation plan' for The COR.

Using this Document

This land use plan is an interim plan that will guide land use decisions prior to a formal amendment for The COR. Uses currently allowed in The COR Development Plan shall be allowed consistent with applicable law. Projects consistent with options contained within this Interim Development Plan, but conflict with the existing plan, may proceed forward, but shall require a formal Plan Amendment. The policy directives of this document are advisory in nature, and are not binding. If a proposed project meets the minimum requirements of the existing Development Plan, it shall be considered consistent with the Development Plan and Zoning Code and shall be approved.

Vision

The Vision Statement was created for the purpose of crafting update land use scenarios and is not intended to approve or disapprove individual projects. Projects must be reviewed using the City's Zoning Code as the official land use control. The Vision Statement is not a regulatory tool, yet a visionary tool.



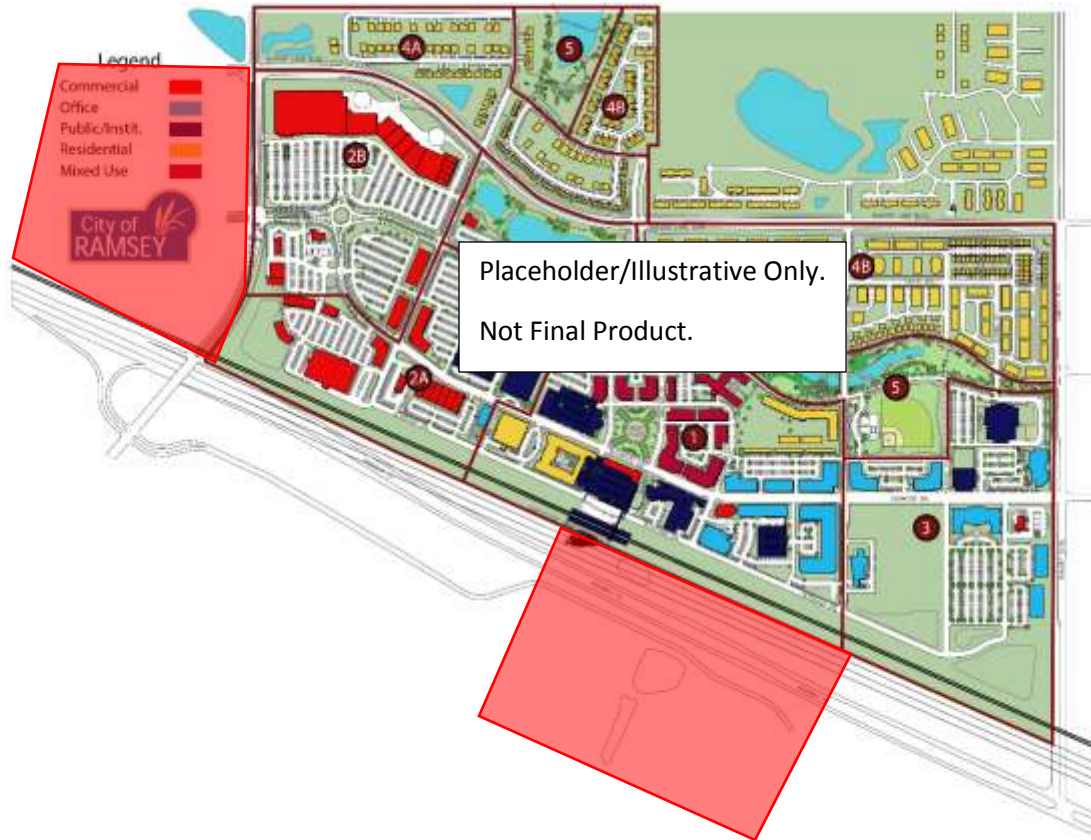
The COR will serve as a City Center primarily to bring people of Ramsey together. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-oriented, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.

Development-Wide Assumptions

1. The development is part of a broader **GROWTH MANAGEMENT STRATEGY** that protects the City's primary land use goal to respect the **BALANCE OF RURAL AND URBAN CHARACTER**.
2. The development shall take a **MIX OF USES** within the development, which is also known as **HORIZONTALLY MIXED USE** approach versus a strict adherence to traditional mixed-use definitions to require vertically mixed-use buildings. The mix of land use districts and land use types within the development as a whole shall guide success of mixed use, not strictly mix of uses within a building, block, or individual district. These types of mixes although not required, are encouraged. The 'mix of uses' approach shall not preclude flexible first floor and vertically mixed use buildings.
3. Our vision includes significant areas guided for a variety of **RETAIL OFFERINGS**. **HOUSING DENSITY** is important to that vision.
4. The emphasis of the master plan concepts is to **GUIDE LAND USE**, and is **NOT SPECIFIC SITE PLAN REVIEW**. Future developers shall have the creative freedom to propose other concepts that are generally in line with **OVERALL VISION**.

Insert overall land use map here. This will include expanding the boundary west of Armstrong and south of Highway 10 to illustrate full retail guiding. Overall map not yet completed. Existing Map shown for illustrative purposes only.

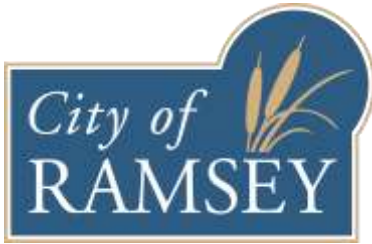
Continued on next page.



Land Use District (Sub-District) Descriptions and Requirements

The COR is divided into five (5) distinct land use districts that ensure a mix of uses and guides quality private and public development. These districts are considered sub-districts and can be amended easier than traditional zoning districts. The overall land use mix shall be provided. Amending sub-districts shall be approved by resolution of the City Council after recommendation by the Planning Commission, but shall not require a Public Hearing. Amending sub-district boundaries shall not require a Comprehensive Plan Amendment so long as the over land use balance is preserved.

1. Downtown District (COR-1)
2. Retail District (COR-2)
3. Office District (COR-3)
4. Residential District (COR-4)
5. Parks and Open Space District (COR-5)



The Downtown District (COR-1)

Downtown District Description. The Downtown District shall be a high-density district with a mix of uses. Vertically mixed use buildings are not required, but are encouraged. The Downtown District shall be predominantly high-density residential to support existing transit and City growth-management goals, but is not required. Shared parking districts are an integral part of the success of this district. Urban design shall also emphasize build-to lines and pedestrian interaction. The district shall have the most robust architectural design standards amongst all City land use districts.

This district is the focal point of the development. This quarter-mile radius is key to land use supportive of transit and other City land use goals. The City of Ramsey and its funding partners (Anoka County, CTIB-Counties Transit Improvement Board, and Metropolitan Council) invested nearly \$14 Million Dollars on the Northstar Commuter Rail – Ramsey Station, relying on The COR Development Plan. This district is described as predominantly high-density residential, with a number of commercial uses along Sunwood Drive. There should be a **MIX OF USES** within this district.

Planning Commission Recommendation:

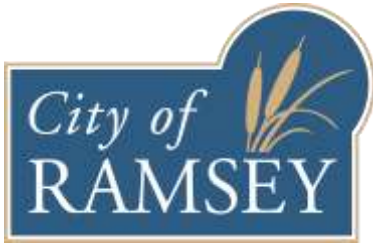
The City should focus on original visions to better manage parking and maximize land use of individual parcels. This includes reverting back to a **FLOOR AREA RATIO (FAR) OF 0.75** and retaining a strict adherence to **MAXIMUM PARKING** standards and shared **PARKING DISTRICT** requirements. Minimum density shall be fifteen (15) units per acre with no maximum density required.

The Retail District (COR-2)

Retail District Description. The Retail District shall be focused on providing retail offerings to support the community and beyond. This district shall focus on smaller, unique shops, while allowing larger format retailers along Highway 10 where visibility and access is best.

Places to eat, shop, and be entertained were a key component of the original development. While other land uses have succeeded in continued growth, retail goals have struggled to keep pace. The City has continued to evaluate our retail marketing strategy, and amendments to this plan represent a broader effort to advance these goals.

Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, it is not likely that the City will be successful in developing this amount of retail within this 20 year



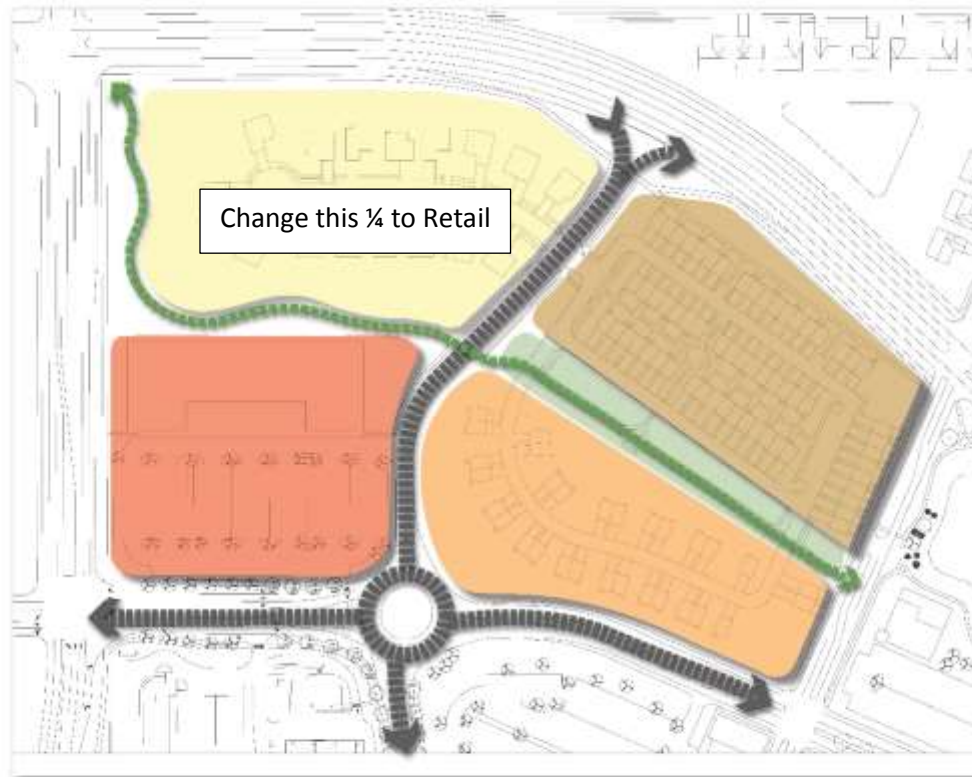
planning period, if at all. Additionally, the market for larger retail users is quickly changing with adapting technologies. The City's market experts have encouraged the City to re-evaluate its retail strategies.

EMPHASIS: The City continues to plan for a significant amount of retail growth within The COR and throughout the community. The recommendations below are not intended to de-emphasize our retail goals, yet strengthen said retail goals and focus on more appropriate areas for future growth.

Planning Commission Recommendation: The northwest quadrant of the development (bordered by Armstrong Boulevard, Bunker Lake Boulevard, Zeolite Street, and Sunwood Drive) should be amended to strengthen the **LAKE ITASCA GREENWAY**, create **SMALLER DESTINATION RETAIL USERS**. Half of this quadrant should be re-guided for an **APPROPRIATE RESIDENTIAL USE**, with **DENSITY** appropriate for the type of overall land use plan for The COR.

This is the area of **MOST SIGNIFICANT CHANGE** recommended by the Planning Commission. The Planning Commission collaborated on developing multiple land use scenarios. The overall approach was to divide the northwest quadrant into four (4) smaller sub-quadrants divided by future public roadways and greenways and allocating half the quadrants to smaller, destination retailers and the other half to residential uses. Based on feedback and reconciling multiple angles of consensus, the land use map below represents the primary recommended land use map.

Primary NW Quadrant Land Use Map – Vertical Split (this will be the model of the actual land use map [focus on polygons per land use, less focus on detailed site planning])





Continued on next page.

NW Quadrant Acceptable Alternatives

The alternatives listed below would require a future plan amendment, but are afforded certain policy feedback in advance. These can be viewed as 'pre-screened' alternatives.

NW Quadrant Horizontal Split



Continued on next page.

NW Quadrant All Retail



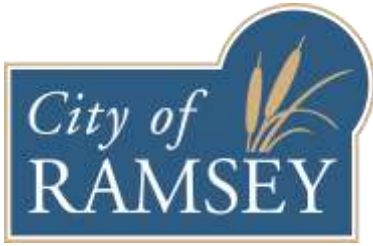
The Office District (COR-3)

This district represented the area of highest consensus amongst the Planning Commission.

Planning Commission Recommendation:

NO AMENDMENTS to this district are recommended. However, the City should look at strategies to encourage parking districts within this land use district as well.

Note. During the January 24, 2017 Joint Work Session between the City Council and Planning Commission, it was noted that an office user may be possible in the northeast quadrant currently guided for retail use. Staff's recommendation, while a potentially positive amendment, would be to consider



this possibility under a separate amendment, as the overall plan currently has a good balance of office planned, and a more comprehensive look would be needed for such an amendment.

The Residential District (COR-4)

The Residential District is further divided into three (3) categories. The descriptions below include recommended adjustments to density ranges.

- 'Low' Density (COR-4a). This is predominantly detached single-family located north of Bunker Lake Boulevard. The minimum density shall be four (4) units per acre and densities up to fifteen (15) units per acre shall be allowed.
- Medium Density (COR-4b). These predominantly include townhomes, both attached and detached. Minimum density shall be eight (8) units per acre with a maximum density of fifteen (15) units per acre. Additional density may be allowed via Conditional Use Permit.
- High Density (COR-4c). These areas are focused immediately north of The Draw Park and Amphitheater and provide a unique opportunity for interaction and transition. The emphasis on mix of uses is muted compared to the Downtown District. The minimum density of this district shall be fifteen (15) units per acre with no cap of maximum density.

Planning Commission Recommendation:

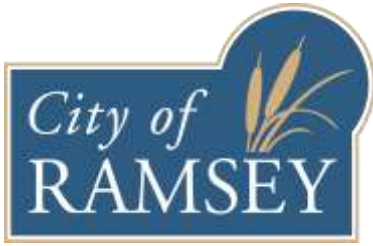
The remaining undeveloped area immediately north of The Draw currently owned by K Hovnanian Homes shall be re-guided to High Density Residential. The Planning Commission recognizes the success of high density residential abutting The Draw on the south side (Parkview East) and sees this as an opportunity for consistent design when coupled with the future Aeon Apartment Development (north side).

Parks and Public Spaces (COR-5)

This district is governed by The COR Parks + Public Spaces Plan, and is included by reference as an integral part of The COR Interim Development Plan. Neither document shall be interpreted as a wholly separate document, and neither document shall be adopted or otherwise amended unless coinciding with each other. An amendment to one plan shall be considered an amendment to the other. This document has been adopted as a 'working draft' by consensus of the City Council. The intent is to adopt as a formal plan as part of the overall COR Development Plan Amendment.

Implementation Plan

The Interim Development Plan represents Phase I of a three (3) phase project.



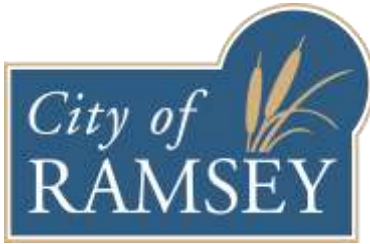
7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

-
1. Interim Development Plan (this step)
 2. System Plans (roads, utilities, parking structures, infrastructure, etc.).
 3. Development Pro-Forma (funding and financing options)

DRAFT



Major Planning COR Planning Efforts

EFFORT #1
COR Re-Visioning

PURPOSE
Update/ amend the vision for The COR.

1. Update COR Master Plan (map that shows vision, how the COR will look, how buildings will be oriented, where infrastructure should be located, etc.)
2. Update zoning district map (underlying land use regulations that will ensure the master plan will be implemented at the time individual projects come forward for review by the City)
 - Is vertically mixed use development a requirement?
 - appropriate size and location of retail uses?
 - Is there flexibility in location of zoning district borders?
 - Define basic vision and policy for community center.
 - Define basic vision and policy for parking ramps.
3. Direction on outstanding major policy items:

RESPONSIBLE BOARD
Planning Commission will draft a recommendation for Council consideration.

TIMING
Anticipated to have draft completed by April 2017. Once a draft is completed, it should be checked against COR System Plans and COR Pro-Forma. May need to be adjusted.

EFFORT #2
COR System Plans

PURPOSE
The City purchased The COR with two goals in mind (a) recover previous public investments, and (b) ensure the vision of The COR is implemented.

As a result, the City of Ramsey has taken the role of master developer for The COR. With the role, various assumed responsibilities are assigned to the City. Developers, businesses, and residents expect the city to have concept plans/ policies in place for the following items:

1. Storm water plan (regional)
2. Road plan (public roads)
3. Sign plan (development signs, way finding signs, etc.)
4. Park & Trails plans
5. Community Center plan/ policy
6. Parking Ramp(s) plan/ policy
7. Cut/fill basic plan

There are many benefits to having this preliminary information ready—please see system plan dashboard for details. These plans are intended to be preliminary/ concept level only—for the sake of planning and budgeting.

RESPONSIBLE BOARD
Likely, all boards will be involved with this process. However, for the sake of efficiencies, the EDA will lead this effort. Findings will be presented to the Planning Commission and City Council.

TIMING
Upon completion of 1st draft of COR re-vision, staff would like to order this work for completion (i.e. begin May 2017). This work will take 6-9 months. Once draft is completed, it should be checked against COR Master Plan and COR Pro-Forma. May need to be adjusted.

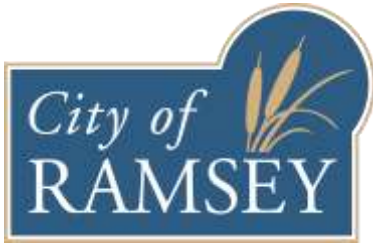
EFFORT #3
COR Pro-Forma

PURPOSE

1. Update COR pro-forma based on updated vision and system plans. COR pro-forma will display the city's financial performance forecast/ project cash-flow over time (expenditures/ obligations versus revenues/ available funding).
2. Update COR TIF plan/ TIF analysis previously completed by Ehlers. This plan plays a major role in the "funding" side of the COR pro-forma. Because actual TIF revenues are based on actual completed projects, it would be helpful to update periodically. NOTE: TIF can only be used for projects completed before 2021.
3. Update COR land proceeds policy. Staff would like to (a) clearly identify what previous expenditures the City wishes to repay itself, (b) consider using land proceeds only for non TIF eligible costs, and (c) update the City's land sale proceeds forecasts.

RESPONSIBLE BOARD
EDA will draft a recommendation for Council consideration.

TIMING
Upon completion of COR re-vision and COR system plans, staff will complete this work (i.e. begin late 2017). This work will take 1-2 months. Once draft is completed, it should be checked against COR Master Plan and COR system plans. May need to be adjusted.



The group then formulated a broad work plan to accomplish the many steps to complete an overall plan amendment and update.

The COR Development Plan Update Plan of Action												
	2017											
	January	February	March	April	May	June	July	August	September	October	November	December
Task 1: Land Use Plan Update (Planning Commission)												
Draft Vision Statement												
Draft Land Use/District Map												
Draft District Descriptions												
Draft Development and Design Standards												
Draft Development Plan Update (Zoning Code)												
Adopt Final Version of Development Plan												
Task 2: System Plan/Infrastructure Study (EDA)												
Stormwater Plan												
Road Plan												
Sign Plan												
Parks and Recreation Plan												
Community Center Plan or Policy Statement												
Parking Ramp/District Plan or Policy Statement												
Cut/Fill Plan (Grading)												
Task 3: Project Pro Forma (EDA)												
Pro-Forma												
Tax Increment Financing (TIF) Plan												
COR Land Sale Proceeds Policy												

Public Engagement

A key component of any policy decision is collaboration amongst its residents. These processes are part of natural and organic community conversations around key policy topics. The City will couple this policy discussion with ongoing workshops and community events as part of its overall Comprehensive Plan Update. For more information on this effort, please visit www.cityoframsey.com/ramsey2040.

Mobile Comprehensive Plan Tour

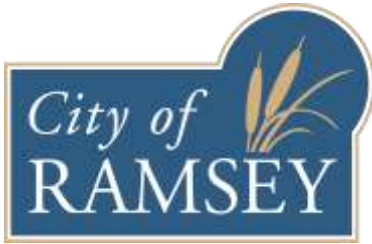
The City is planning a Mobile Comprehensive Plan Tour for policy makers that will include local examples of plans and policies being discussed in the Comprehensive Plan Update. The tour is planned to include examples discussed in this Interim Development Plan as well.

Market Analysis

The Planning Commission recommends completion of a market analysis to confirm the policy directives of this document as it relates to the planned retail area. The Planning Commission continues to stress the importance of attracting retail uses to the Development, but want to ensure that there is not too much areas guided for retail growth beyond what the community can sustain.

Community Center

The Planning Commission desires to continue to plan for a Community Center in The COR. The Planning Commission feels that this type of use would benefit the community and be a draw for other users within the development. This analysis will be completed as a separate planning process.



Detailed Vision/Zoning Check List for Future Decision-Making

THE COR WILL BE A CITY CENTER THAT WILL SERVE AS A GATHERING PLACE FOR ALL PEOPLE.

CHECKLIST:

- IT WILL ATTRACT A DIVERSE AUDIENCE
- IT WILL HAVE SOMETHING OTHER CITIES DO NOT
- IT WILL STRESS SMALL SHOPS, NOT BIG BOX
- IT WILL BE FAMILY ORIENTED
- IT WILL APPLY MULTIPLE USES
- IT WILL BE TECHNOLOGY-ORIENTED

THE MAIN PURPOSE OF THE COR SHOULD BE TO BRING THE PEOPLE OF RAMSEY TOGETHER.

A SECONDARY PURPOSE WILL BE TO BRING IN PEOPLE FROM OUTSIDE THE CITY.

THE COR SHOULD SERVE AS A CITY CENTER PRIMARILY TO BRING THE PEOPLE OF RAMSEY TOGETHER AND, IF POSSIBLE, BRING PEOPLE FROM OUTSIDE.

TO REALIZE THIS VISION

→ IT WILL ATTRACT A DIVERSE AUDIENCE BY:

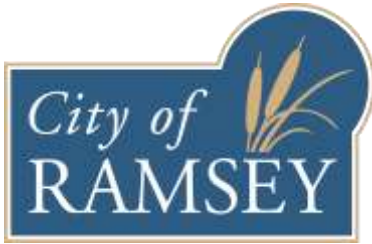
- ✓ WELCOMING ALL CULTURES
- ✓ BEING OPEN TO ALL TYPES OF BUSINESSES
- ✓ ATTRACTING A WIDE AUDIENCE

→ IT WILL BE UNIQUE; A DESTINATION BY:

- ✓ HAVING SOMETHING OTHER CITIES DO NOT
- ✓ BEING TECHNOLOGY-ORIENTED
- ✓ SERVING AS A COMMUNITY CENTER & GATHERING PLACE
- ✓ FEATURING UNIQUE ARCHITECTURE (COULD BE "HISTORICAL" AND STRESS FUNCTIONS)
- ✓ BEING FAMILY-ORIENTED; NOT BIG BOX

TEN PRINCIPLES (borrowed from Urban Land Institute)

1. GREAT STREETS NEED GREAT CHAMPIONS



-
2. **IT TAKES A VISION**
 3. **THINK RESIDENTIAL**
 4. **HONOR THE PEDESTRIAN**
 5. **PARKING IS POWER**
 6. **MERCHANDISE & LEASE PROACTIVELY**
 7. **MAKE IT HAPPEN**
 8. **BE SAFE, CLEAN, FRIENDLY**
 9. **EXTEND DAY INTO NIGH**
 10. **MANAGE FOR CHANGE**

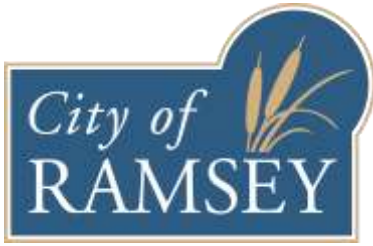
Architectural Standards

A key component of the policy discussion for The COR has been architectural design standards. The Planning Commission believes several recent projects fell short of community expectations. While originally intended to be part of Phase I of The COR Development Plan Update, the Planning Commission continues to refine these recommendations and will continue throughout Phase II and Phase III to bring a quality recommendation forward with a full Plan Amendment.

The standards below are not an exhaustive list of current design requirements, yet a focus on key topics that have been raised for future discussion. Upon final amendment, the City will prepare a side-by-side comparison of all existing and proposed design requirements. The final version of this Interim Development Plan will also include drawings/illustrations to illustrate the narrative being discussed.

Planning Commission Recommendation:

In the interim, the Planning Commission shall serve as an ad-hoc architectural review committee. Projects shall complete an architectural review prior to official Site Plan Review. The Planning Commission reserves the right to establish an ad-hoc sub-committee to serve as this Architectural Review Committee. The Planning Commission recommends that the City supplement the Development Review Team with the services of a licensed architect to help develop updated design standards and review development proposals. This will add value to the process, hopefully streamline review,



Additional Discussion Points:

and is in line with other professional services the City employs in development review. The cost of these services are the responsibility of the Developer.

* The intent of design requirements is to maintain a consistent development look and acknowledge the pride and planning that went into the vision of this development. The tradeoff of a more densely developed areas was an acknowledgement of the need to 'step up' architectural design.

* All single-family homes in The COR shall include/not include a porch that protrudes from the front of the home, even with the garage, and not a recessed entry in the middle of the home.

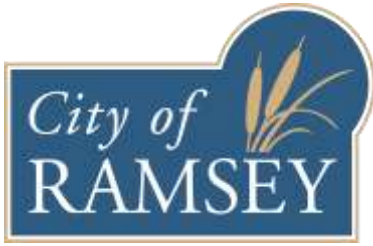
* Over the next several months, the Planning Commission will better define front porches and if any additional design requirements or restrictions (i.e. split entry homes) are warranted. .

* Buildings in the Downtown District shall include a minimum of 50% brick. Vinyl siding shall not be allowed. Fiber cement panels shall be allowed as a complimentary material.

* Buildings in the Residential District shall have a minimum of 35% brick or stone on the front façade. Vinyl siding is allowed.

Private Open Space and Stormwater Design

The Planning Commission has expressed a concern over a perceived lack of private open space in medium density development as well as depth and steep slopes of stormwater ponds within the development due to the higher density nature. This concern has not yet been resolved, but will continue to be discussed during Phases II and III of the Plan Amendment. The City shall take into account sidewalks, greenways, and other private and innovative improvements (such as wonerfs).



Site Selection Process

The City is in a unique situation as Property Owner and Regulatory Authority. This presents opportunity, but also requires special attention to remain accountable to the public. In order to balance this approach without creating burdensome processes, the following steps shall be followed when considering a Purchase Agreement with the City in The COR.

Any perspective buyer of City-Owned Property in The COR shall first meet with City Staff to discuss appropriate sites. This is known as the Site Selection Process. The City and Buyer shall review multiple sites before selecting a preferred location. Depending on the complexity of the project, the City reserves the right to take this Site Selection Process to the Planning Commission, EDA, and City Council before reviewing a specific site.

The Buyer shall provide a site concept to be reviewed by the Planning Commission, EDA, and City Council before approving a Purchase Agreement. When a single-user proposes to purchase a portion of an undeveloped block or area, a series of 'site concepts' shall be developed before reviewing with any City board or commission. These site concepts shall demonstrate at least one reasonable concept for the remaining portion of the site that fits the vision and requirements of that area/district.

The Buyer must still complete the official Site Plan Review (and Subdivision) process after the Purchase Agreement Phase.

History of Policy Discussion

This Interim Development Plan is the result of a Planning Commission initiative dating back to 2015. The City has invested a significant amount of time, energy, and resources in order to ensure a **MARKET RELEVANT PLAN** that balances **COMMUNITY VISION**.

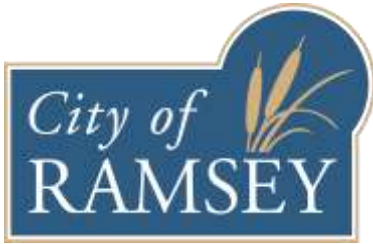
Joint Work Sessions

The City Council and Planning Commission have met on multiple occasions to frame the policy question, discuss strategies, and identify solutions.

- March 26, 2015 = Joint Work Session
- July 12, 2016 = Joint Work Session
- January 24, 2017 = Joint Work Session

Surveys

In 2016, the City surveyed its Board and Commission Members on key topics related to The COR Development Plan.



The key directive coming out of review of these results on July 12, 2016 was to create a forum for policy makers to ask questions and receive direct feedback from developers and market experts, rather than completing another market study.

Market Panel Event

On October 27, 2016, the City hosted several market experts to respond to a wide range of policy topics raised by community policy makers. The output from this event served as an important foundation for land use recommendations developed by the Planning Commission.

Planning Commission Work Sessions

The information gleaned from the steps above were utilized to begin important policy discussions about the future of The COR. Following review of the Market Panel Event, the City Council authorized the Planning Commission to begin formulating land use recommendations for The COR. The Planning Commission met Work Sessions dedicated to The COR on multiple occasions.

- January 5, 2017 (to prepare for the January 24, 2017 Joint Work Session with the City Council)
 - Develop a Vision Statement
- February 2, 2017
 - Refine the Vision Statement
 - Collaborate on a Future Land Use Map
- March 2, 2017
 - Refine the Vision Statement
 - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 18, 2017
 - Refine the Vision Statement
 - Refine the Future Land Use Map and Alternative Future Land Use Maps

The Interim Development Plan is anticipated to be adopted in May, 2017.



DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

Parks and Public Realm Plan Working Document

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- FULL INTERSECTION
- NO LEFT OUTBOUND MOVEMENTS
- PARKING RAMP

TRAFFIC INFORMATION

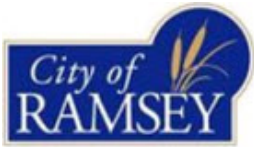
ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



LANDFORM
From Site to Finish

DEVELOPMENT PLAN 6.0

05.15.2012



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Work Session

2. 2.

Meeting Date: 04/25/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Park Dedication Credit Discussion for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

Purpose/Background:

The purpose of this case is to receive an update on a request for Park Dedication Credit as part of the proposed Riverstone Addition. The City Council is not being asked to make a final decision, rather, to hear an update on recent progress and talking points in advance of official review in May and June. This discussion is a significant topic in review of the project, and both Staff and Developer want to provide the City Council multiple opportunities to review and update talking points. The proposed project consists of a 293 lot subdivision (245 detached single-family and 48 townhomes).

Not all details have been flushed out, nor all exhibits and illustrations complete. This topic report is still abstract in nature, and Staff will attempt to clarify as best as possible some of the details. As noted above, this case is more for update purposes than in-depth policy discussion. Ideally, Staff would have more of these details ironed out before publishing the topic, but the timeline desired by the Developer warrants early discussion.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the previous Sketch Plan Review. A Public Hearing on the project is scheduled for Thursday, May 4.

Observations/Alternatives:

There are a number of layers to the review of this project. This case focuses specifically on Park Dedication and Trail Development obligations. Park Dedication and Trail Development obligations are either handled through Cash Contribution towards existing and planned park spaces or land dedication. The cash contribution option, which is the option prescribed in existing park planning documents, is approximately \$1.1 Million.

Attached to the case is the most recent proposal from Capstone Homes. Capstone and City Staff have been working through multiple scenarios, making progress on many points. However, there is still a gap between Staff Recommendation and Developer Proposal. There are some key, significant policies that Staff will need direction on in order to complete these discussions. The general terms of the proposal are as follows.

1. Credit for acquisition and construction of a segment the Lake Itasca Greenway Trail that is located on the Subject Property (supported by Staff)
2. Credit for acquisition and construction of a 'Quasi-Public Park' on proposed Outlot C (potentially supported by Staff with further discussion)
 - a. The proposed park is 'Quasi-Public' in that it would be maintained and potentially owned by a Home Owners Association, but open to the public through a public use easement. Details have not been finalized, and would be discussed in more detail in future cases.

Generally speaking, the proposed mechanism for request for Park Dedication Credit for the Quasi-Public Park is not consistent with the City's existing Parks Capital Improvement Plan nor Parks Policy. The Parks Plan currently calls for the Lake Itasca Community Park and the Lake Itasca Greenway as the planned recreational facilities for this area. The broader Parks Policy directs parks planning towards *larger* Community and Neighborhood Parks serving multiple neighborhoods and provides greater amenities and lower maintenance costs than smaller 'pocket parks' serving individual neighborhoods. A copy of the Parks Plan for the area is attached to the case.

However, citing the uniqueness and size of the Development, the City Council indicated a desire to discuss multiple options to satisfy Park Dedication requirements. Staff is reviewing the current proposal through the following lens (specific to the Quasi-Public Park, not the Lake Itasca Greenway, which is already supported by Staff.

1. If approved, this would represent a new policy for the City. As such, the City should adopt an Interim Policy Statement regarding Neighborhood Parks and public/private partnership parks. The Interim Policy would eventually be formally adopted as part of the Comprehensive Plan Update.
2. The space proposed for credit should be better integrated within the Lake Itasca Greenway in order to receive credit. Staff is concerned with separating this space from the Lake Itasca Greenway by public road. Locating it closer to Puma Street makes it more visible and accessible to the general public.

Over the past several residential subdivision approvals, the City has upheld the policy regarding balance of Neighborhood Parks and Community Parks. Regardless of the outcome of this discussion, the City should ensure equity in application of parks planning policy. There are a few factors that do make this request unique for consideration.

1. The City is in the process of updating its Master Parks Plan. An emerging theme is to evaluate the balance between Community Parks and Neighborhood Parks. There is not a clear consensus on this at this time, but certainly a desire to discuss and clarify.
2. The City Council previously indicated a willingness to review Park Dedication options due to the size of the project.
3. The project is being processed as a Planned Unit Development (PUD) that affords the City to negotiate certain development standards in exchange for a public benefit that exceeds the City's minimum standards. (One such public benefit could be open space or park-like amenities owned maintained by a homeowners association—but available for public use.)
4. The project provides a new variety of housing stock that is unique compared to traditional single-family developments in Ramsey, a key goal of our Housing Plan. The Planning Commission has indicated support for the overall project and approach via PUD, although has not specifically addressed Park Dedication.
5. Most previous zoning inquiries on this property have been for lower density than envisioned for this area. The current project represents a project that better matches the current vision and has taken considerable effort on both sides to get to this point. The lower density scenario (not proposed at this time) would require a Comprehensive Plan Amendment and would only net approximately \$875,000 in Park Dedication and Trail Development Fees.
6. Of additional note, is the fact that the Parks Capital Improvement Plan, has many millions of dollars of previously identified 'need' that are unfunded at this time—including projects such as the proposed Lake Itasca Greenway, Lake Itasca Community Park and proposed improvements in The COR, like the proposed splash pad and improvements associated with the water-centric park—all of which would be of recreational benefit to the future residents of the Riverstone Subdivision.

Funding Source:

All costs associated with processing the Application are the responsibility of the Developer. If the request for Park Dedication Credit for a small park within Riverstone would be approved, or some variation thereof, there would be no cash outlay from the City. The City would deduct the credit from the Park Dedication and Trail Development Fees due at time of recording of the Plat.

Recommendation:

No action requested at this time.

Action:

No action required. Provide feedback on the overall project prior to Preliminary Plat review.

Attachments

Site Location Map

Plan Set

Riverstone Addition Policy Document

Area Parks Plan

Riverstone Addition Exhibit

Form Review

Inbox

Mark Riverblood

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 04/20/2017

Reviewed By

Mark Riverblood

Kurt Ulrich

Date

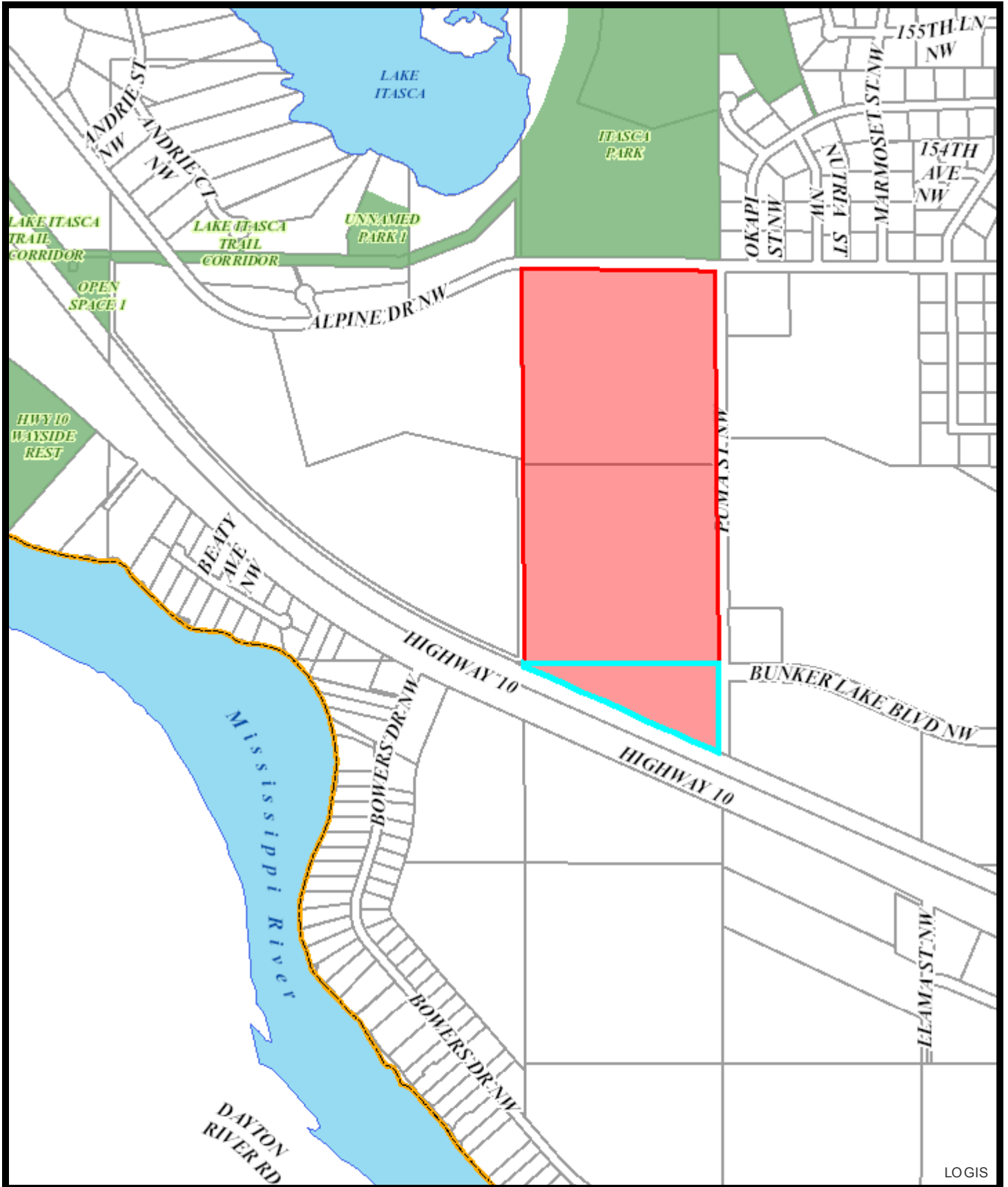
04/20/2017 09:52 AM

04/20/2017 03:57 PM

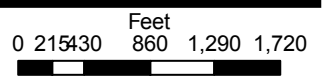
Started On: 04/19/2017 08:55 AM

Site Location Map

Riverstone

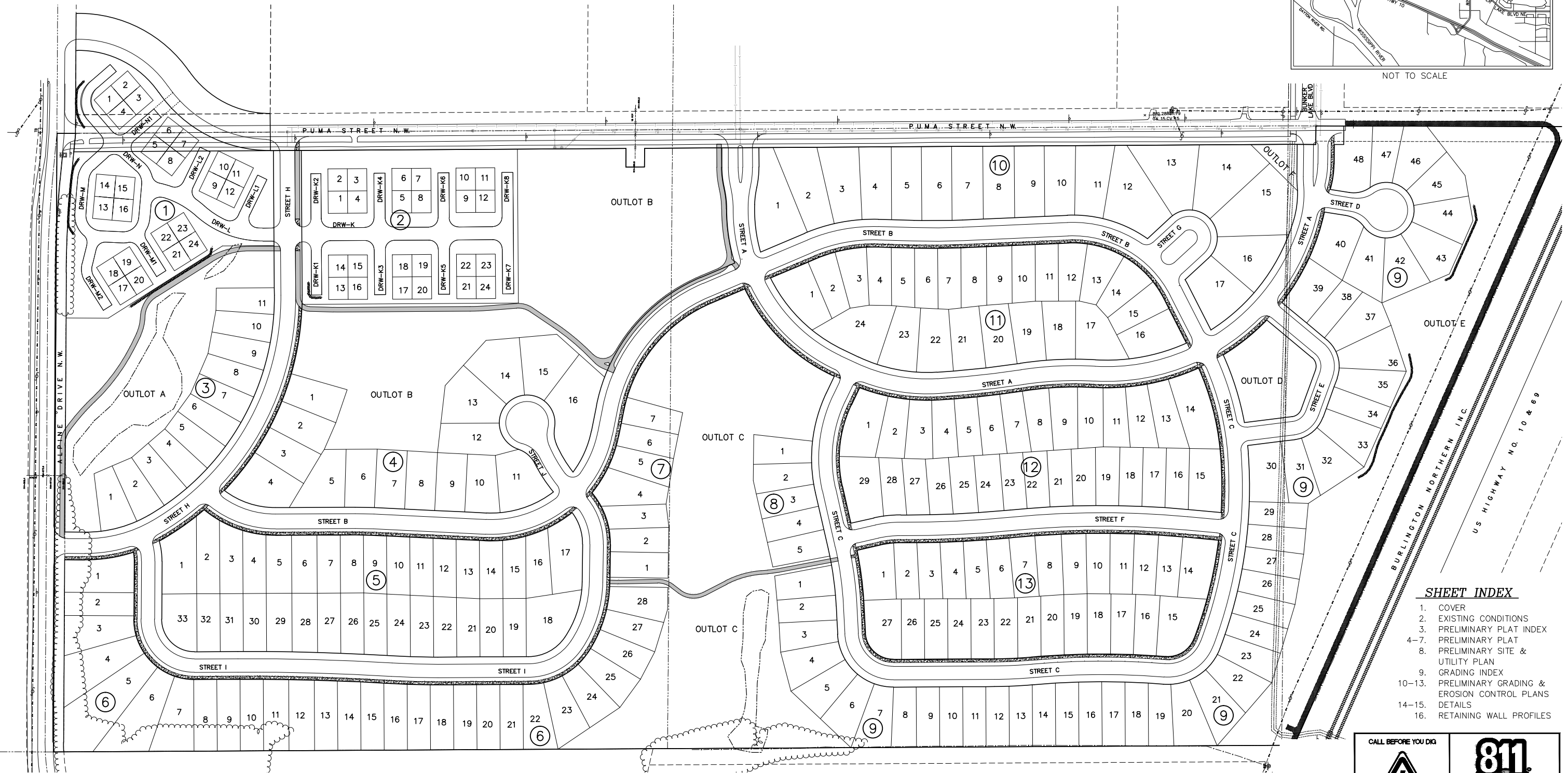
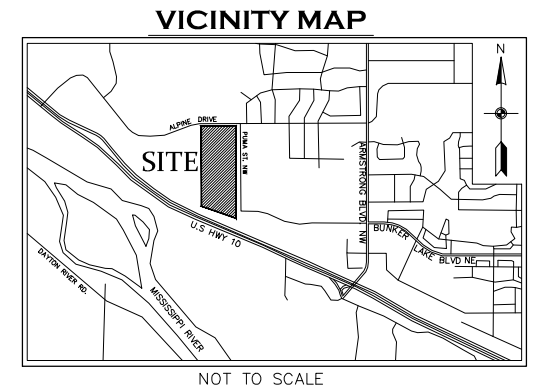


LOGIS



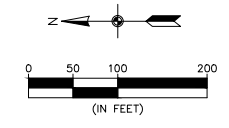
RIVERSTONE

RAMSEY, MINNESOTA



- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT INDEX
 - 4-7. PRELIMINARY PLAT
 8. PRELIMINARY SITE & UTILITY PLAN
 9. GRADING INDEX
 - 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
 - 14-15. DETAILS
 16. RETAINING WALL PROFILES

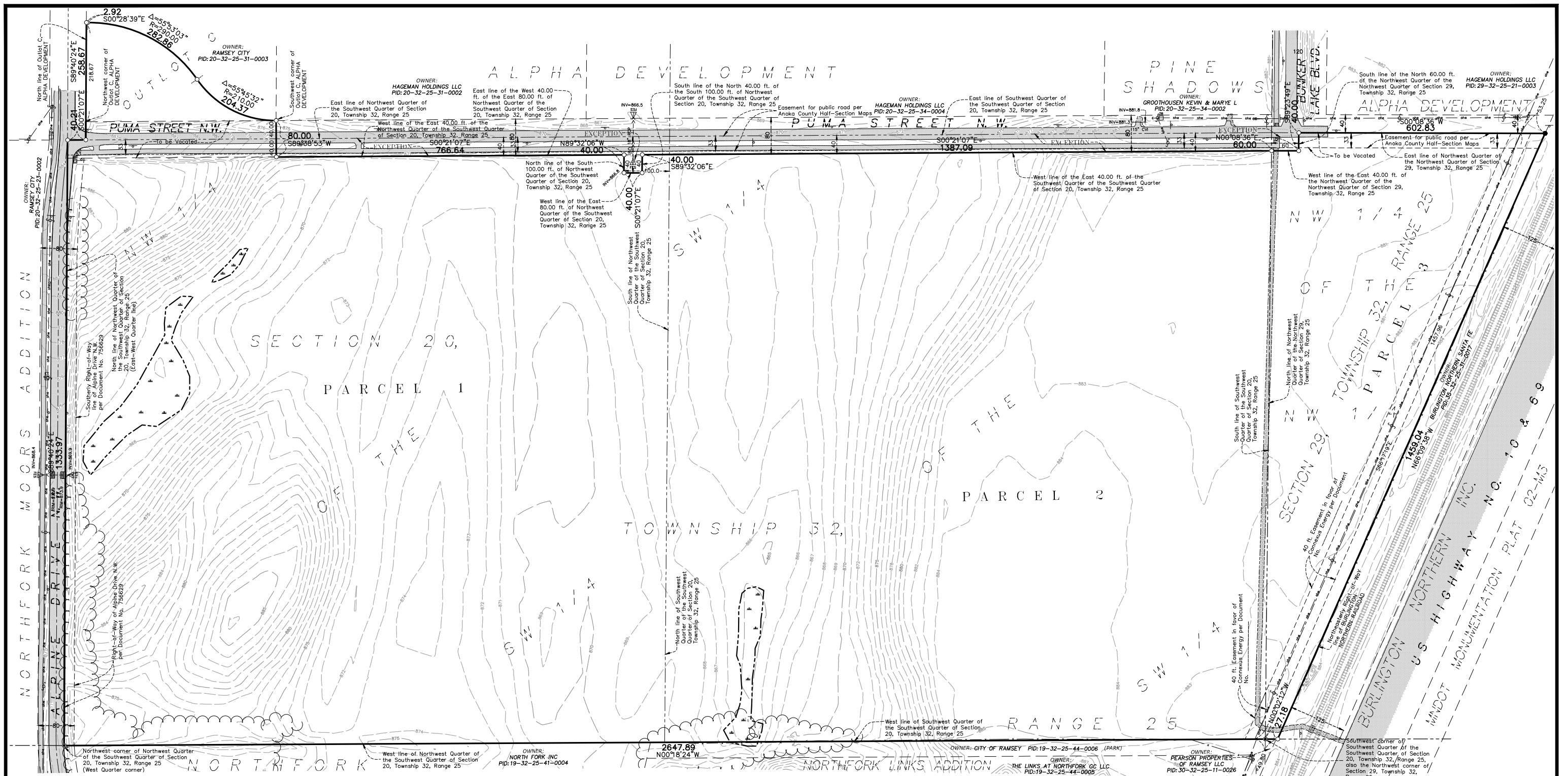
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:
Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

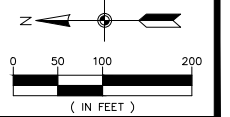
(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

- GENERAL NOTES:**
- The field work for this survey was completed on November 28th, 2016.
 - Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
 - BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
 - Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
 - Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
 - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

● - Denotes Anoka County Cast Iron Monument	⊠ - Denotes Electric Box	⊠ - Denotes Utility Pole	—>—> - Denotes Storm Sewer
● - Denotes Found Iron Monument	⊠ - Denotes Catch Basin	⊠ - Denotes Flared End Section	- - - - - Denotes Existing Fence as noted
○ - Denotes Set Iron Pipe, Marked with RLS 40361	⊠ - Denotes Electric Meter	⊠ - Denotes Hand Hole	⊠ - Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
— - - - - Denotes Miscellaneous Sign	⊠ - Denotes Telephone Box	⊠ - Denotes Overhead Electric	⊠ - Denotes Gravel Surface
			⊠ - Denotes Bituminous Surface
			⊠ - Denotes Existing 1 Ft. Contour
			⊠ - Denotes Existing 5 Ft. Contour



Carlson McCain
 • environmental engineering
 • surveying
 3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
 Print Name: Thomas R. BaLuff, L.S.
 Signature: *DRAFT*
 Date: 3/8/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 3/8/2017
 Revisions:
 FILE NO.: 1308

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, Minnesota

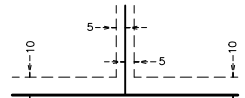
EXISTING CONDITIONS

SITE DATA

TOTAL SITE AREA	±190.32 AC.	TOTAL MULTI-FAMILY AREA	±17.38 AC.
TOTAL ROW AREA	±16.77 AC.	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	±20.67 AC.	NUMBER OF COMMON AREA LOTS	2
OUTLOT A	±2.73 AC.	MULTI-FAMILY LOT SIZE	±2,016 S.F.
OUTLOT B	±6.20 AC.	TOTAL SINGLE FAMILY AREA	±45.50 AC.
OUTLOT C	±6.39 AC.	NUMBER OF LOTS	245
OUTLOT D	±0.86 AC.	SMALLEST LOT	±6,056 S.F.
OUTLOT E	±4.58 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT F	±0.11 AC.	AVERAGE LOT	±8,090 S.F.
TOTAL LOT AREA	±52.88 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
TOTAL NUMBER OF LOTS	293	PROPOSED ZONING	PUD
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		UTILITIES	AVAILABLE
		GROSS DENSITY	3.24
		(SINGLE FAMILY + MULTI-FAMILY LOTS/	
		TOTAL SITE AREA)	

RIVERSTONE

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

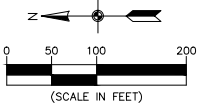


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)

- LEGEND**
- - Denotes Anoka County Monument
 - - Denotes Found Iron Monument
 - - Denotes 5/8 inch by 1/4 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.



LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629, AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

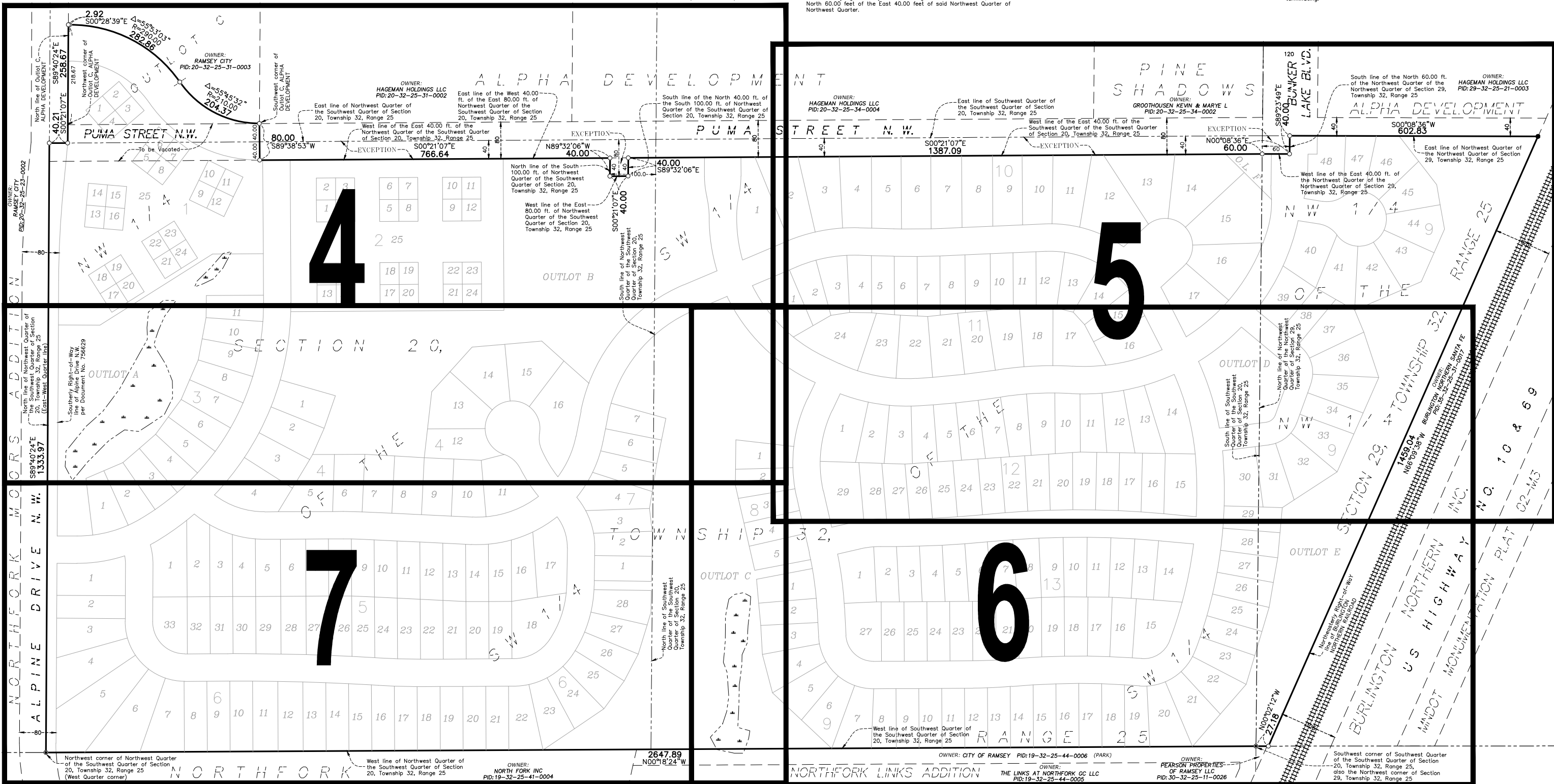
Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 230.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

AND
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.



Carlson McCain | environmental | engineering | surveying
 3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
 Print Name: Thomas R. Balluff, L.S.
 Signature: *DRAFT*
 Date: 03/08/2017 License #: 40361

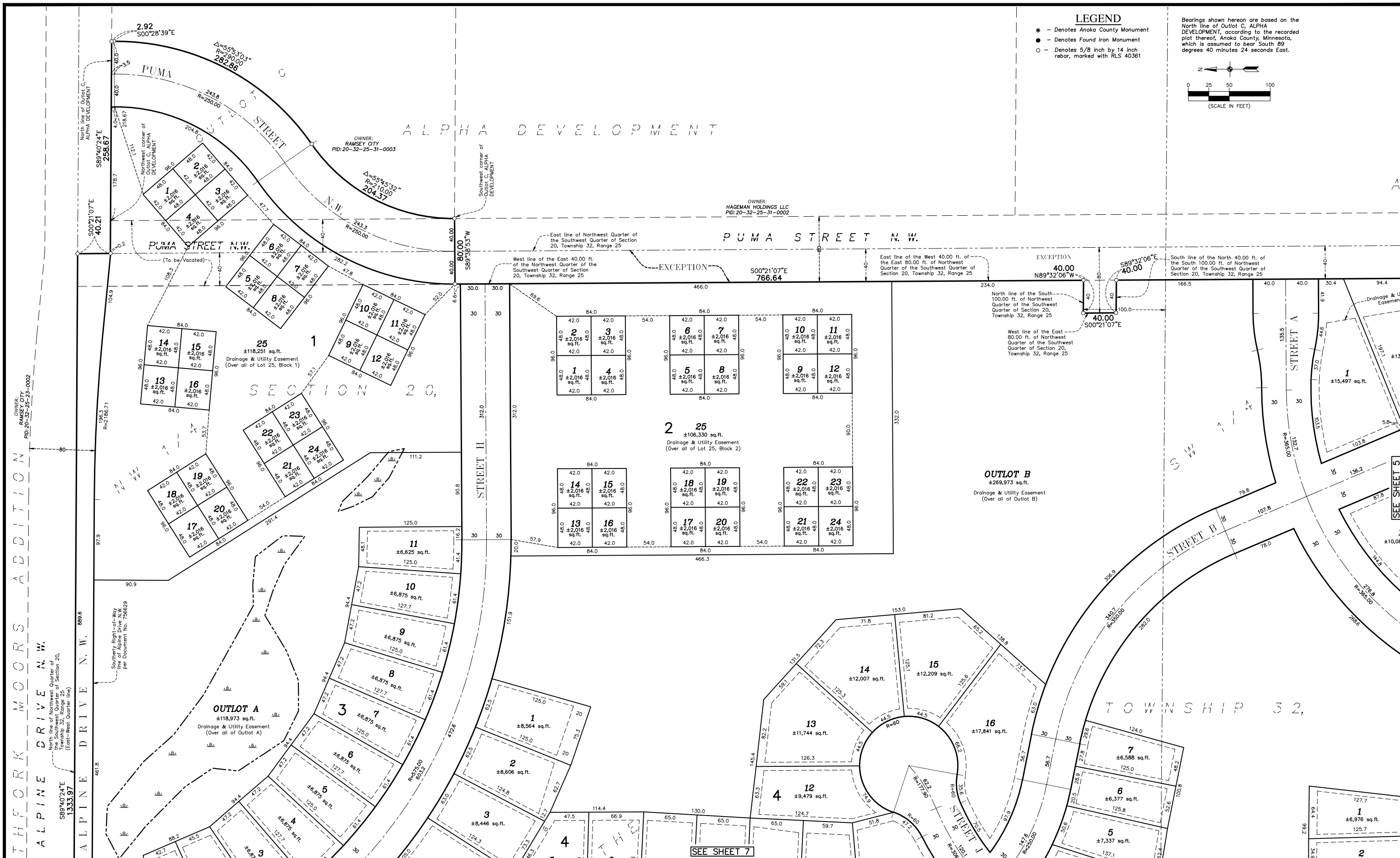
DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT INDEX
 3 of 16

Issue Date: 03/10/17 1:07:11 PM 6421 - 6440/6435 - ramsey site/ced c30/survey/6435_ppr-ndoc.docx



LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

(SCALE IN FEET)

THE FORK MOORS ADDITION
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.

Carlson McCain

- environmental
- engineering
- surveying

3890 Phasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Thomas R. Balluff, L.S.
 Signature: *DRAFT*
 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

Revisions:

SEE SHEET 7

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

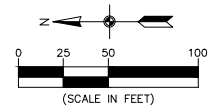
PRELIMINARY PLAT

4 of 16

ALPHA DEVELOPMENT

LEGEND

- Denotes Anoka County Monument
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

PINE SHADOWS

OWNER: GROOHOUSE KEVIN & MARYE L
PID: 20-32-25-34-0002

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER: HAGEMAN HOLDINGS LLC
PID: 29-32-25-21-0003

OWNER: HAGEMAN HOLDINGS LLC
PID: 20-32-25-34-0004

PUMA STREET N.W.

S00°21'07"E
1387.09

EXCEPTION

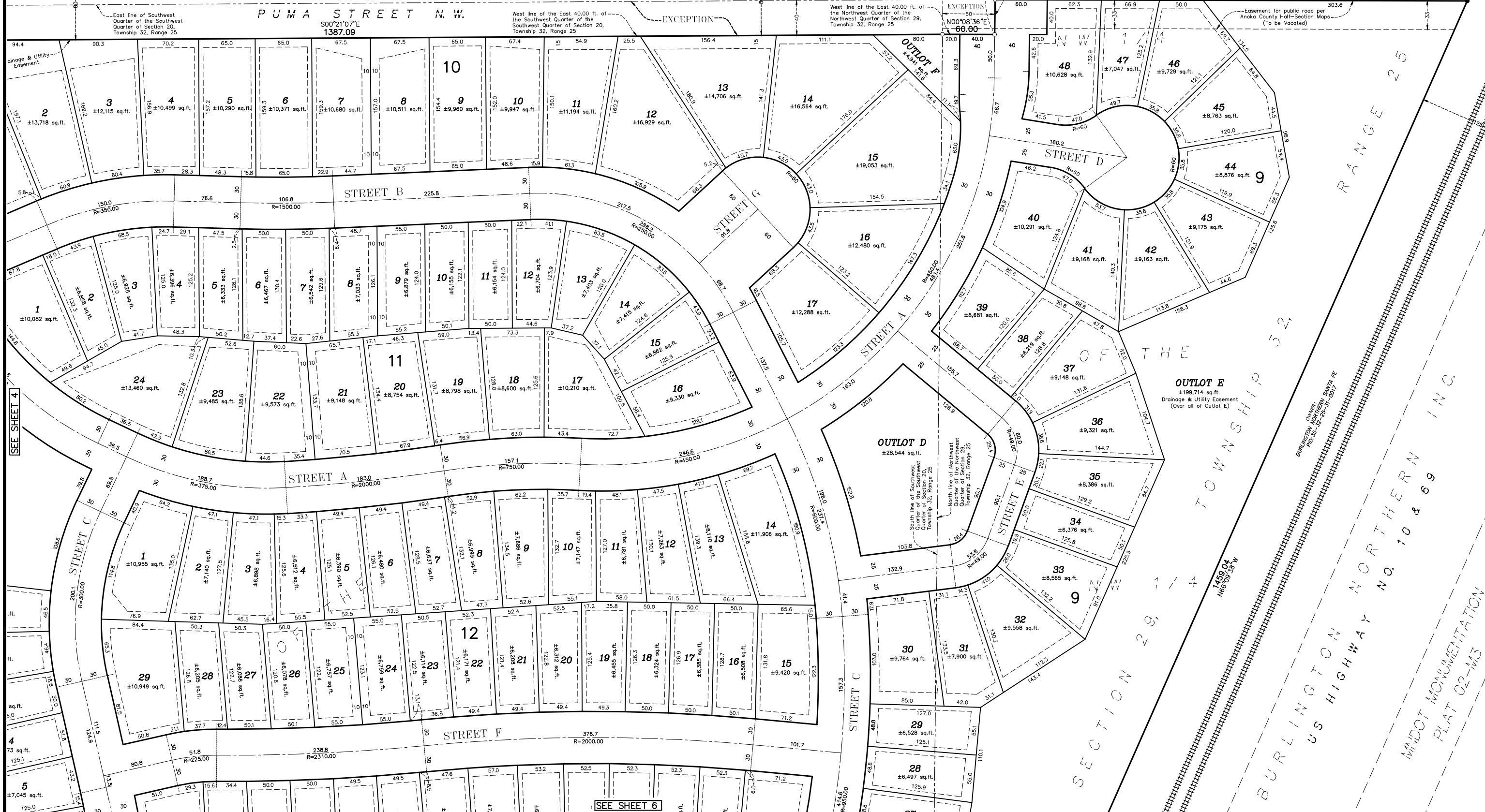
West line of the East 40.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

EXCEPTION
N00°08'36"E
60.00

South line of the North 60.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

PUMA STREET N.W.
S00°08'36"W
602.83

East line of Northwest Quarter of Section 29, Township 32, Range 25



SEE SHEET 4

SEE SHEET 6

Carlson McCain
 • environmental
 • engineering
 • surveying

3890 Phasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
 Signature: DRAFT
 Date: 03/08/2017 License #: 40361

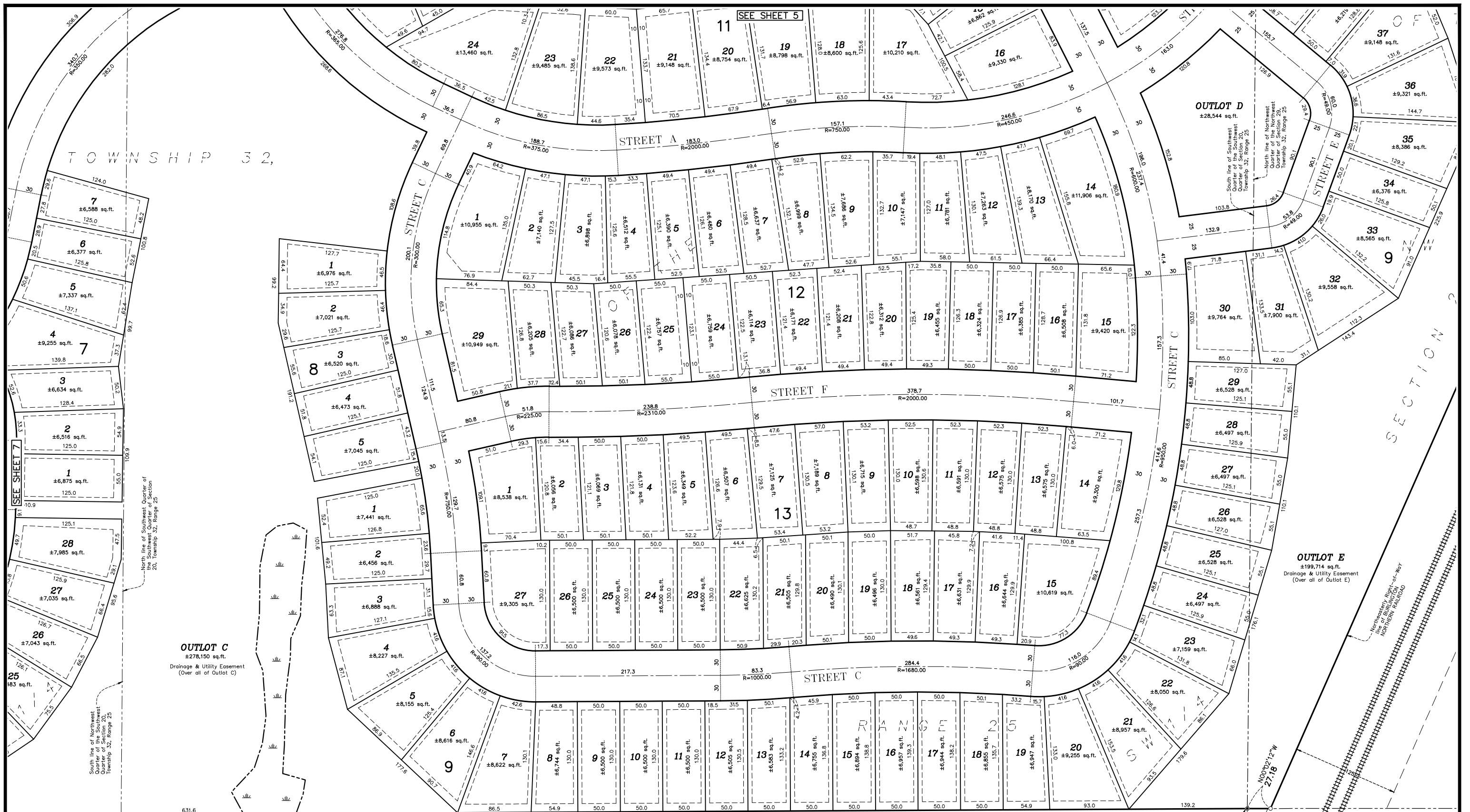
DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

Revisions:

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT



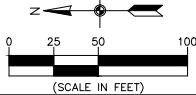
OUTLOT C
±278,150 sq. ft.
Drainage & Utility Easement
(Over all of Outlot C)

OUTLOT D
±28,544 sq. ft.
North line of Northwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 25

OUTLOT E
±199,714 sq. ft.
Drainage & Utility Easement
(Over all of Outlot E)

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

NORTH FORK LINKS ADDITION

OWNER:
CITY OF RAMSEY (PARK)
PID:19-32-25-44-0006

OWNER:
THE LINKS AT NORTH FORK GC LLC
PID:19-32-25-44-0005

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25

Carlson McCain
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Print Name: Thomas R. Balluff, L.S.
Signature: *DRAFT*
Date: 03/08/2017 License #: 40361

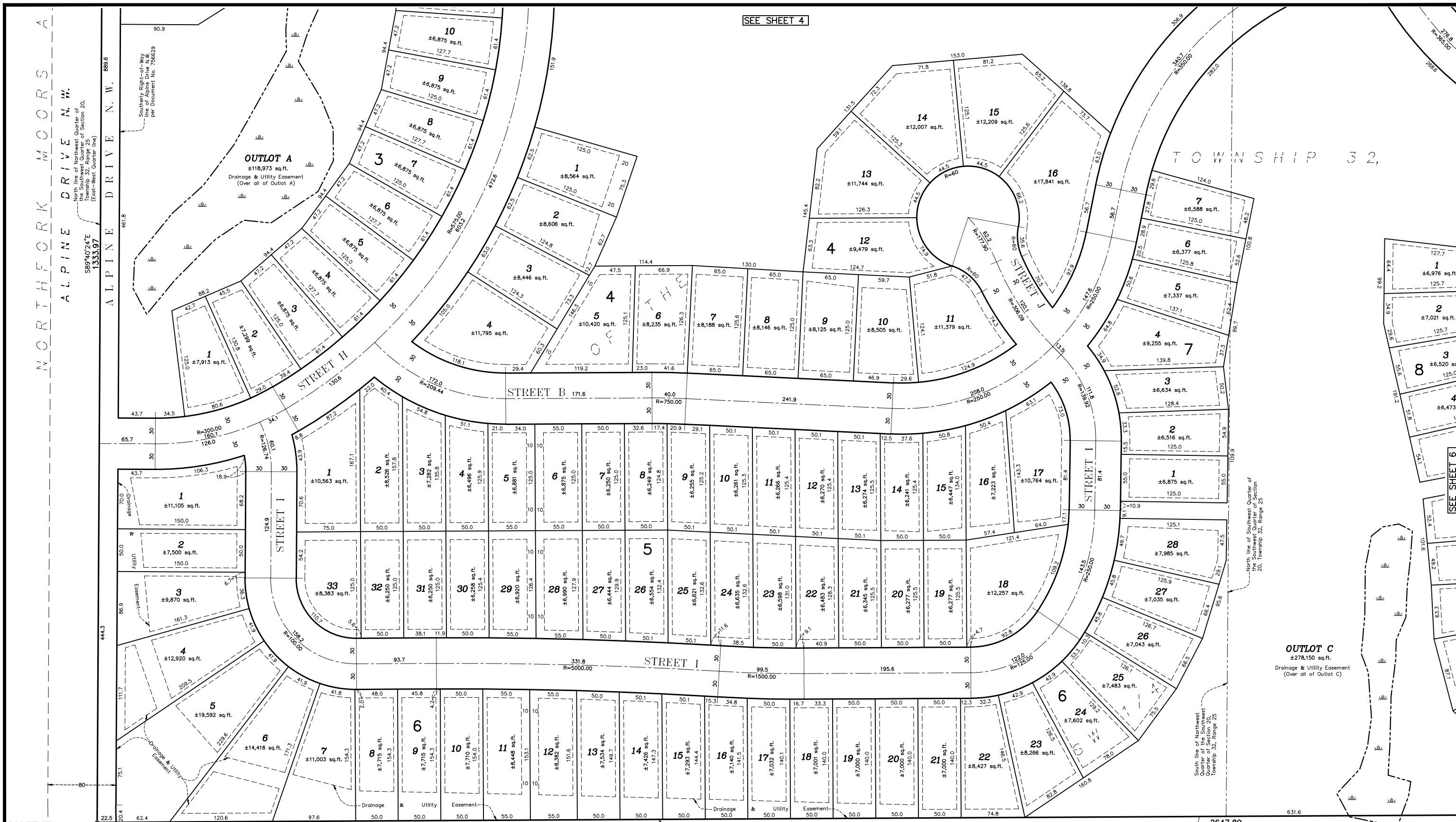
DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO.: 1308

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT



SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

NORTH FORK

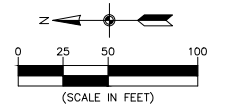
West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

2647.89
N00°18'24"W

OWNER:
NORTH FORK INC
PID:19-32-25-41-0004

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

Carlson McCain
 • environmental
 • engineering
 • surveying
 3890 Pheasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
 Signature: *DRAFT*
 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

Revisions:

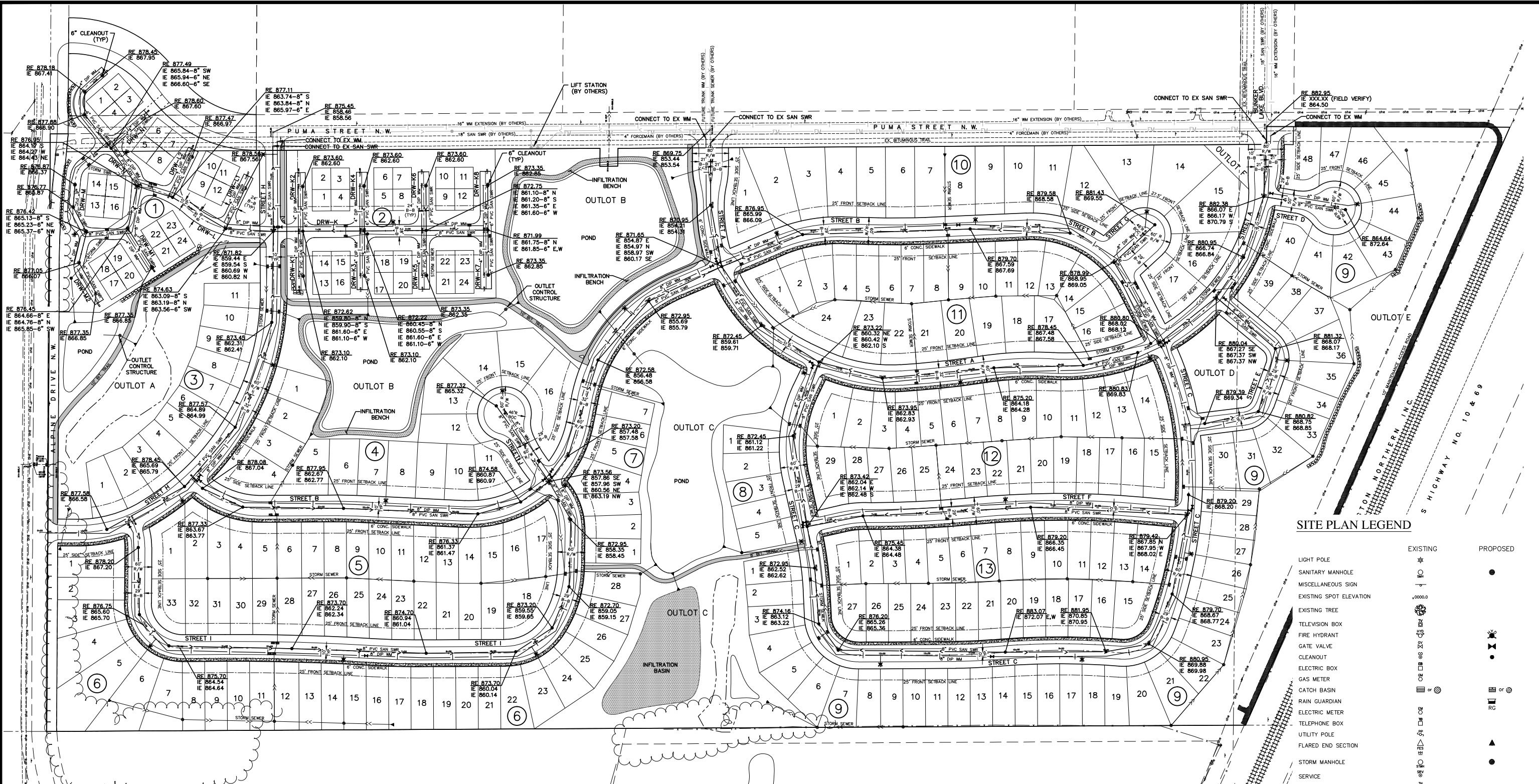
RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

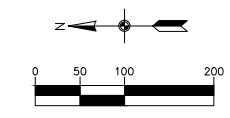
7 of 16

Small text at the bottom left corner of the page.



SITE PLAN LEGEND

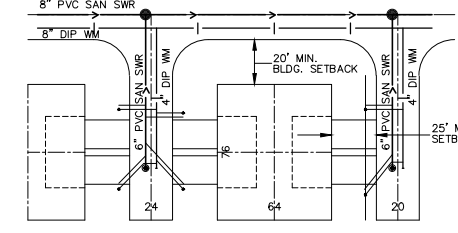
	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
WATERMAIN		
SANITARY SEWER		
UNDERGROUND GAS		
STORM SEWER		
FENCE		
OVERHEAD ELECTRIC		
EXISTING FENCE AS NOTED		
CONCRETE SURFACE		
BITUMINOUS SURFACE		



BENCHMARK

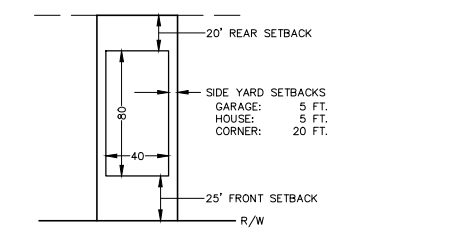
- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

TOWNHOME DETAIL



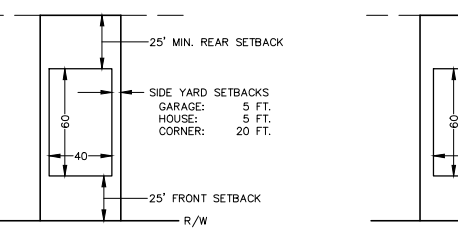
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED 10' BEHIND THE CURB.

50' VILLA LOT DETAIL



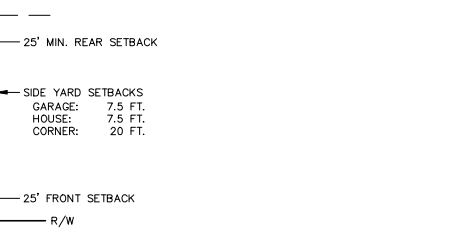
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



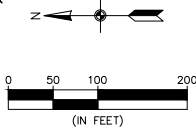
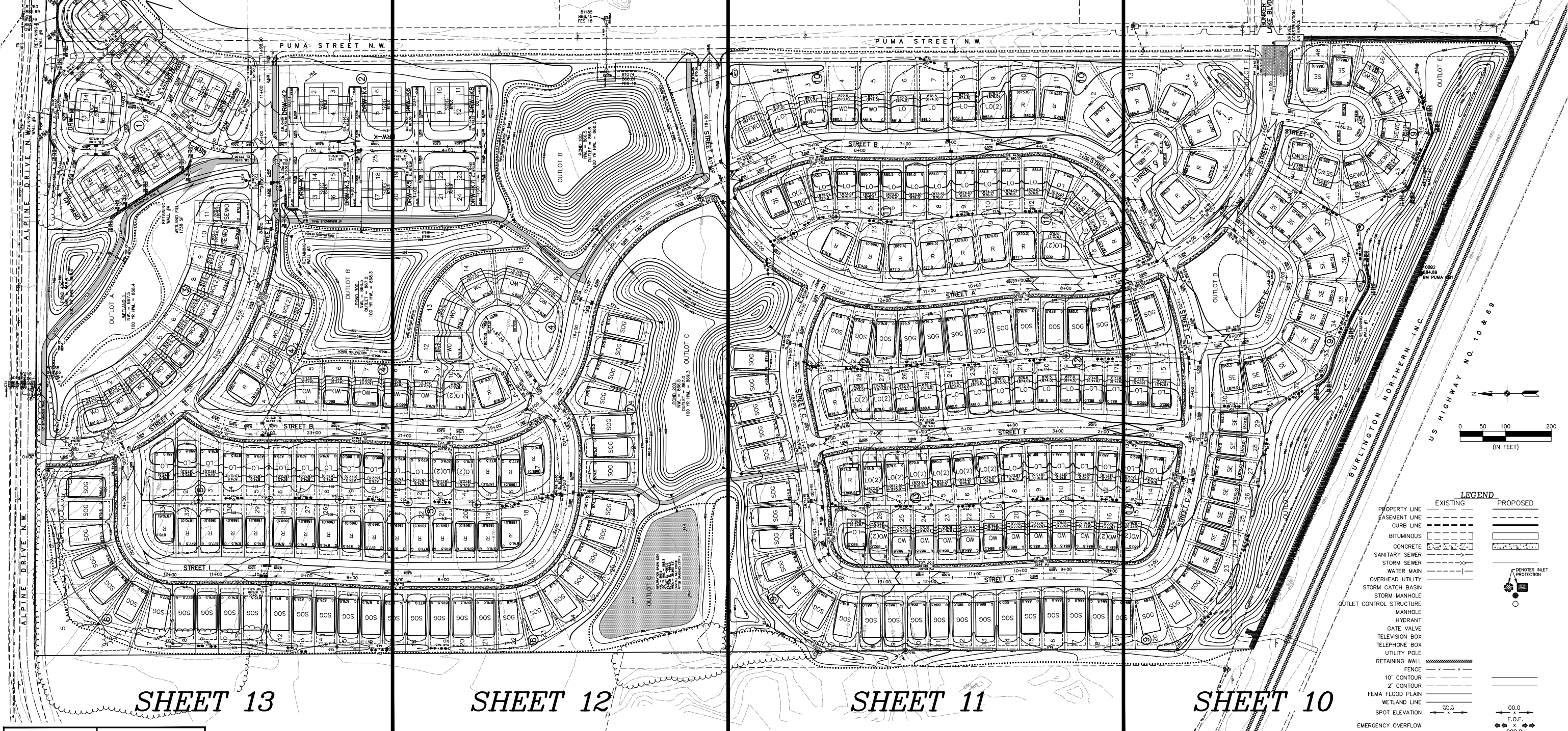
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

SHEET 13

SHEET 12

SHEET 11

SHEET 10



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---
GRADING LIMITS	---	---
STORM CATCH BASIN	---	---
WETLAND BUFFER SIGN	---	---

WETLAND SUMMARY

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain

environmental
engineering
surveying

3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: **Brian J. Krystofak, P.E.**
Signature: **DRAFT**
Date: 3/08/17 License #: 25063

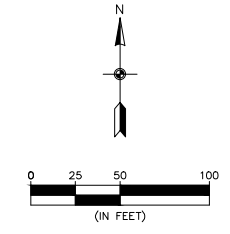
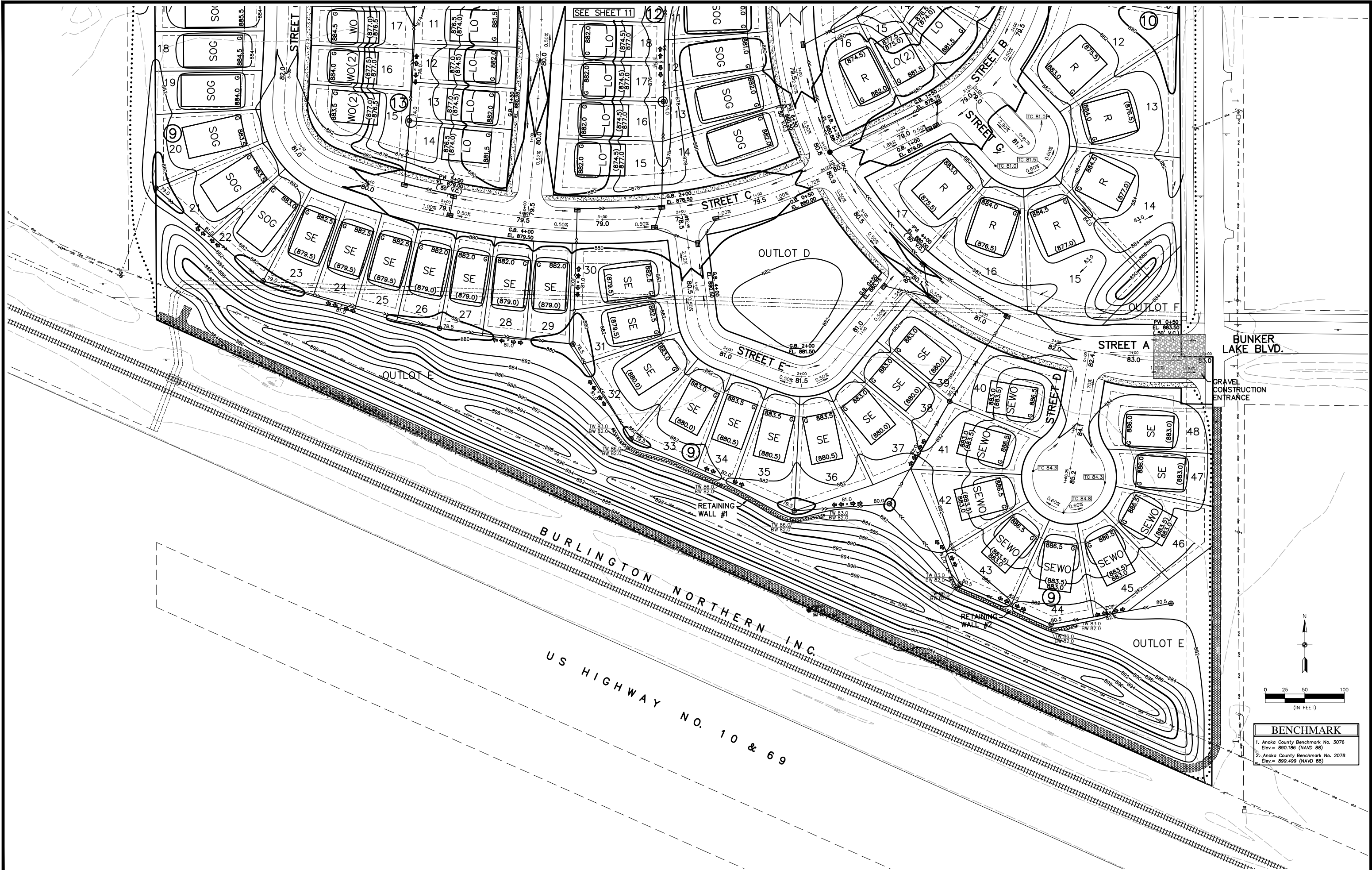
Drawn: **BJK**
Designed: **BJK**
Date: 3/08/17

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

GRADING INDEX

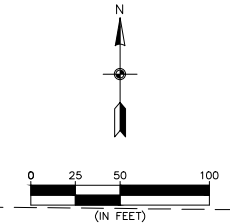


BENCHMARK	
1.	Anoka County Benchmark No. 3078 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

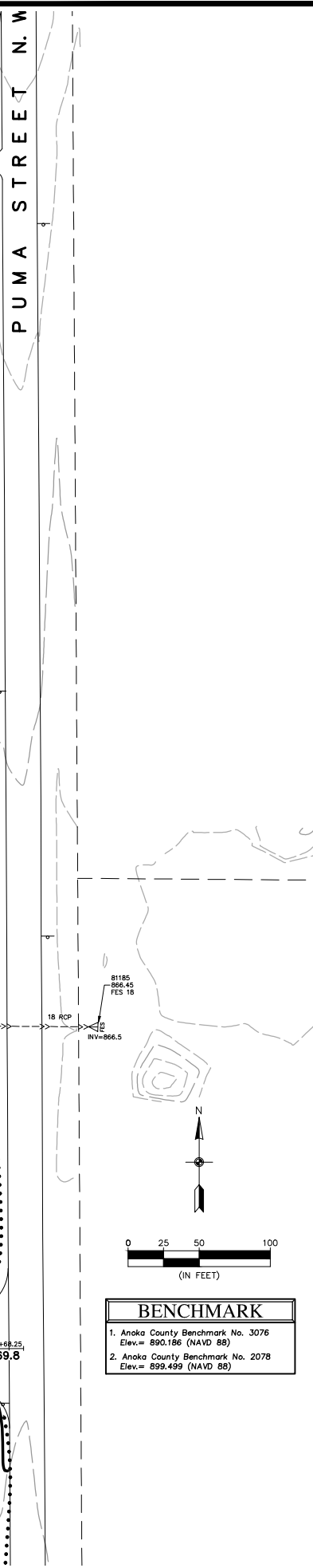
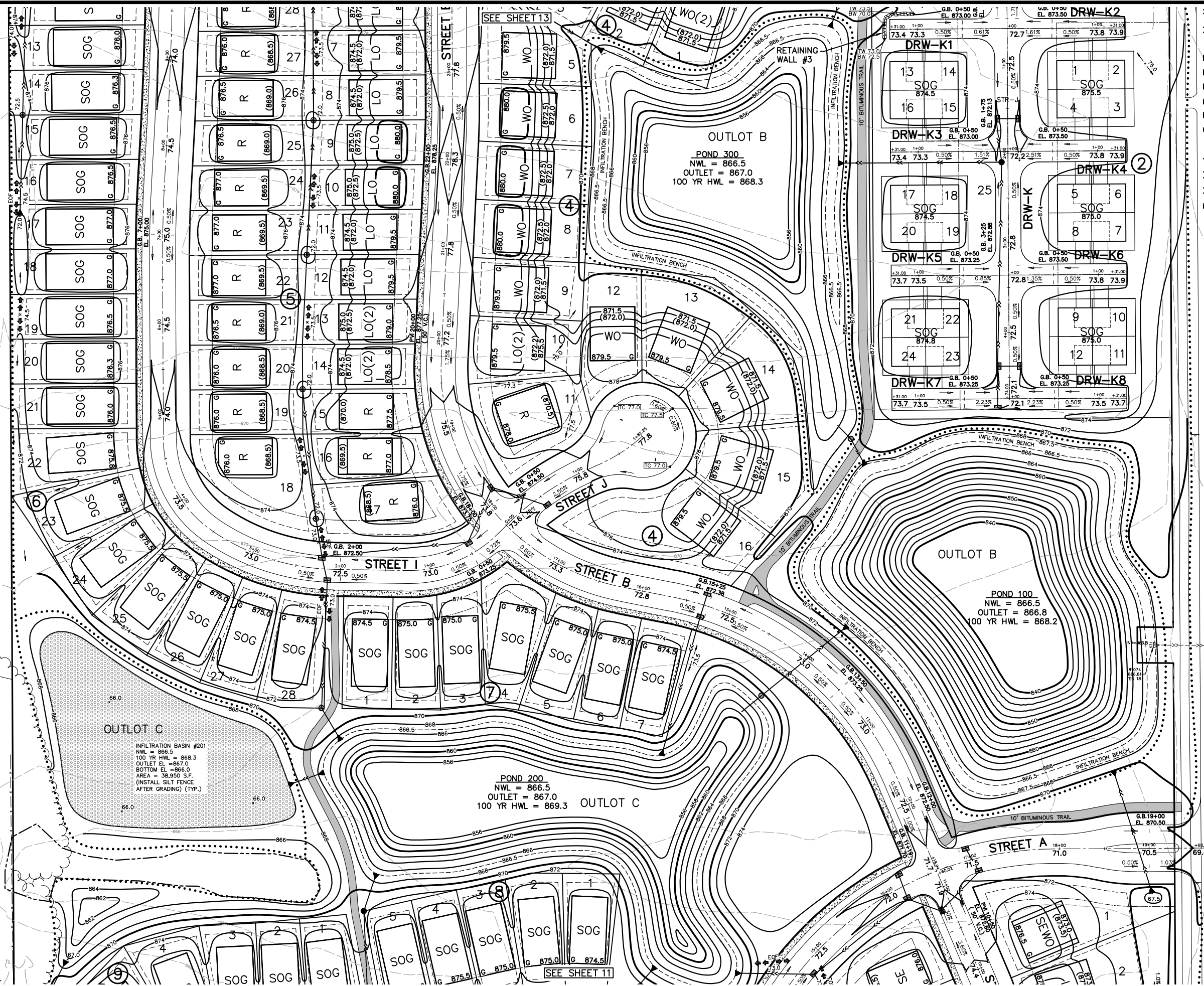
NWL = 866.5
 OUTLET = 867.0
 100 YR HWL = 869.3 OUTLOT C

SEE SHEET 12

SEE SHEET 10



BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Anoka County Benchmark No. 2078
 Elev. = 899.499 (NAVD 88)



3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: **Brian J. Kryzofiak, P.E.**
Signature: **DRAFT**
Date: **3/08/17** License #: **25063**

Drawn: _____
Designed: **BJK**
Date: **3/08/17**

Revisions:
1.

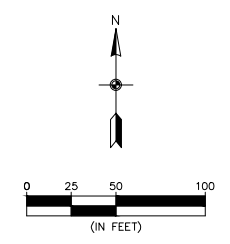
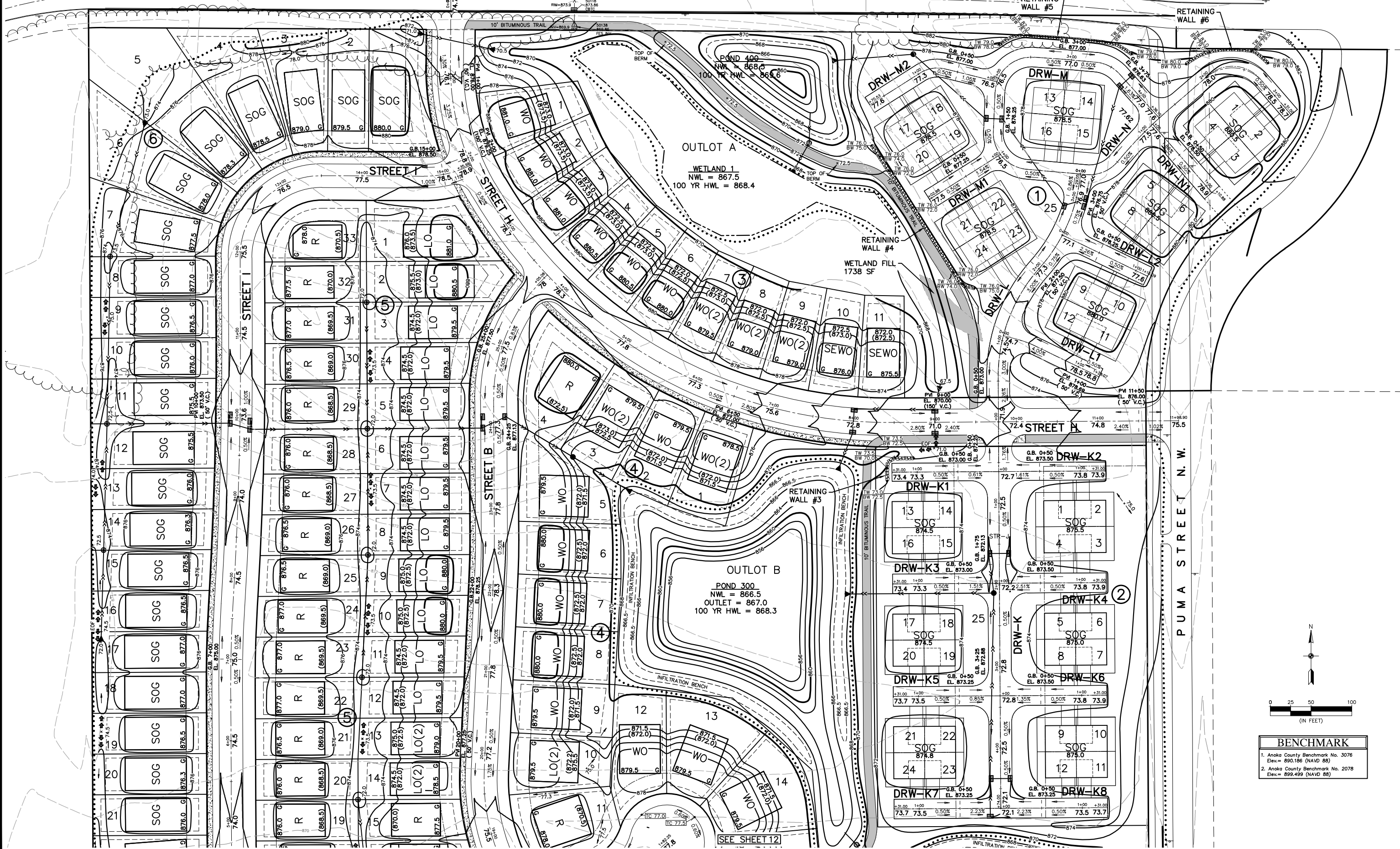
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

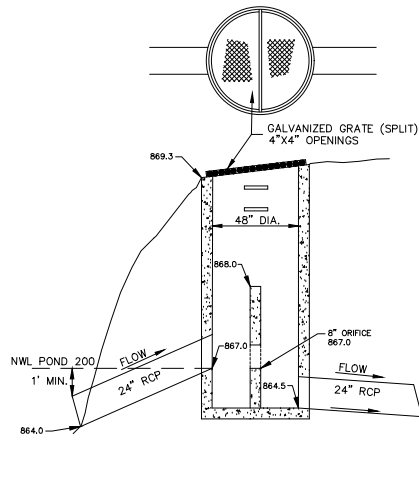


Issue Date: 03/10/17 | Project: 6421 - 6440 (6435 - Ramsey site) | cad: c30/engineering/primary/6435_grading

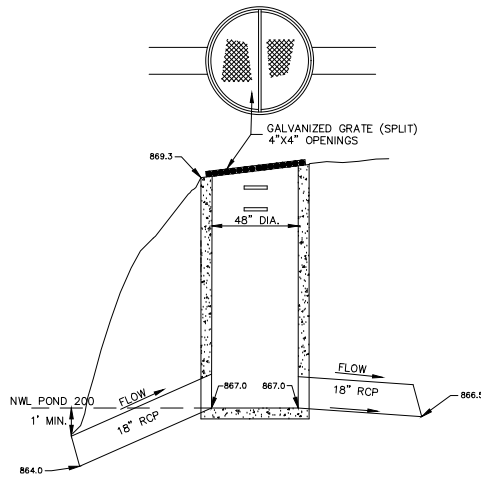


BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev = 899.499 (NAVD 88)

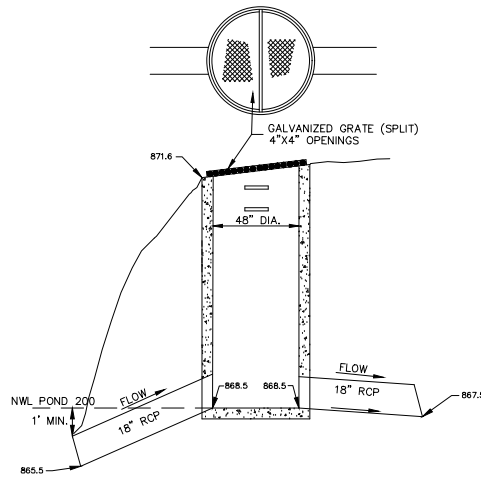
OUTLET CONTROL STRUCTURE POND 200



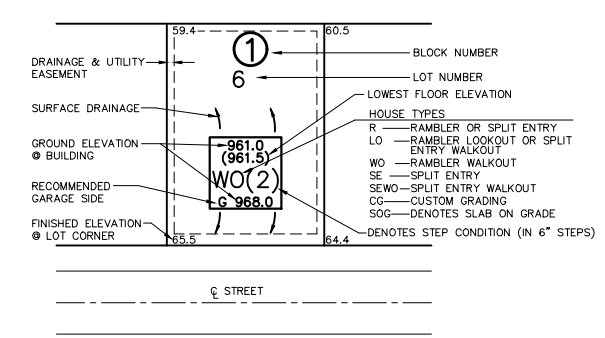
OUTLET CONTROL STRUCTURE POND 300



OUTLET CONTROL STRUCTURE POND 400



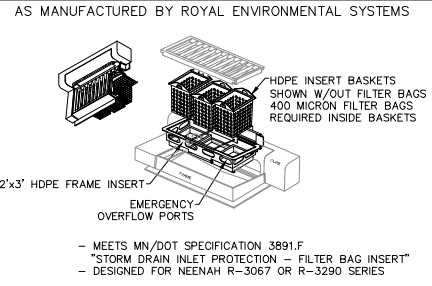
GRADING PLAN LOT KEY



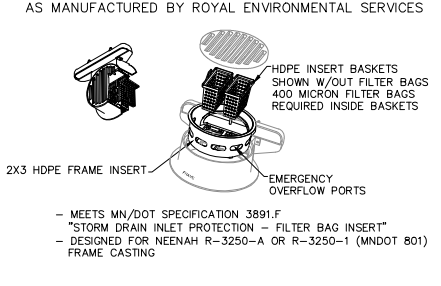
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

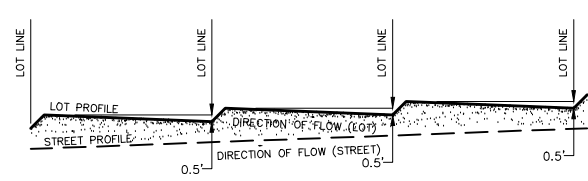
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE



LOT BENCHING DETAIL



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

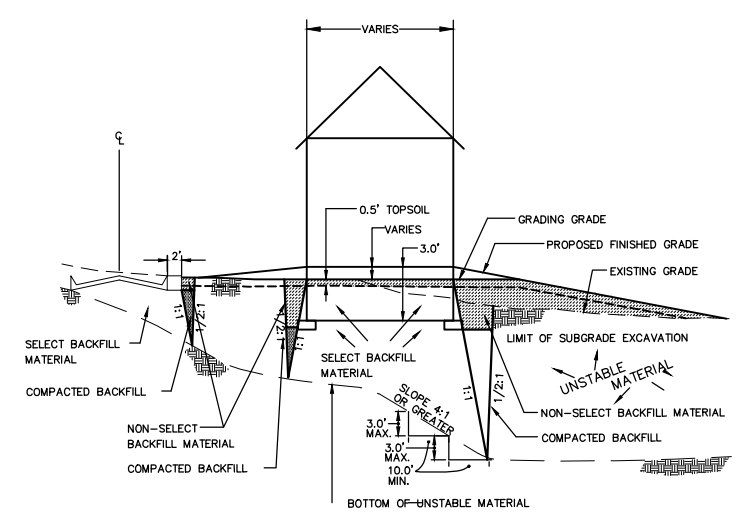
SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

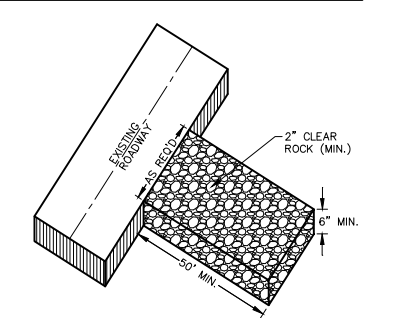
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

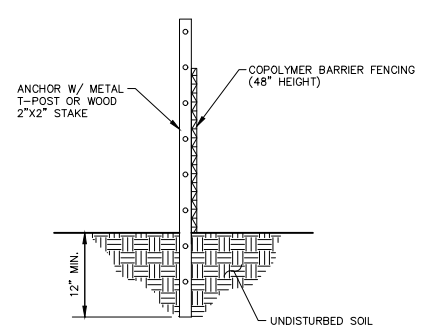
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

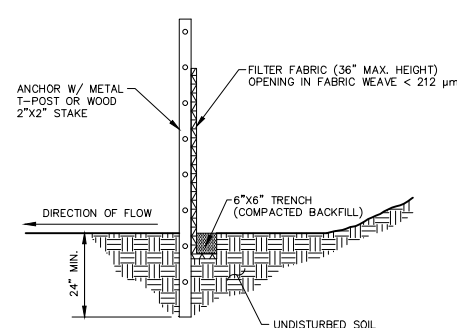


TREE FENCE



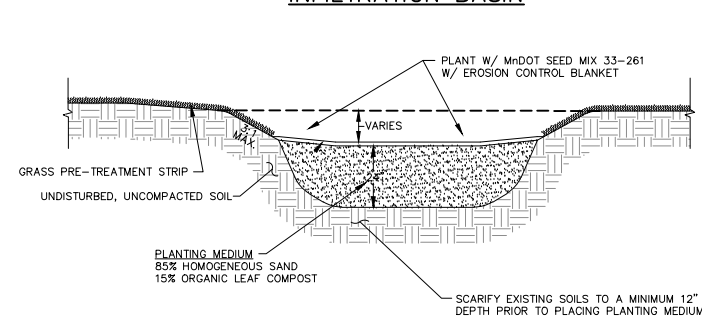
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

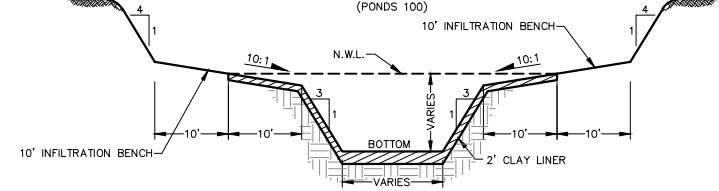


- NOTES:
- DIG A 6'x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6'x6" TRENCH.
 - SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATIONS 2573 & 3886.

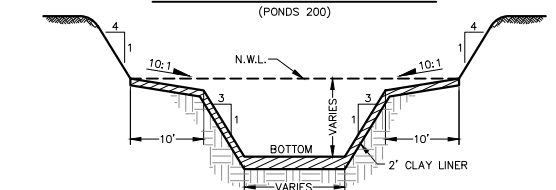
INFILTRATION BASIN



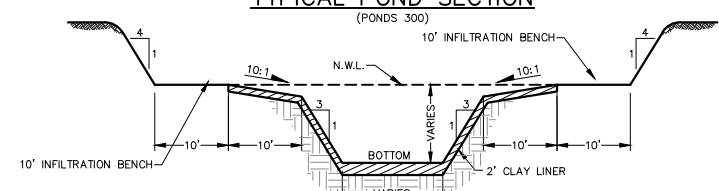
TYPICAL POND SECTION (PONDS 100)



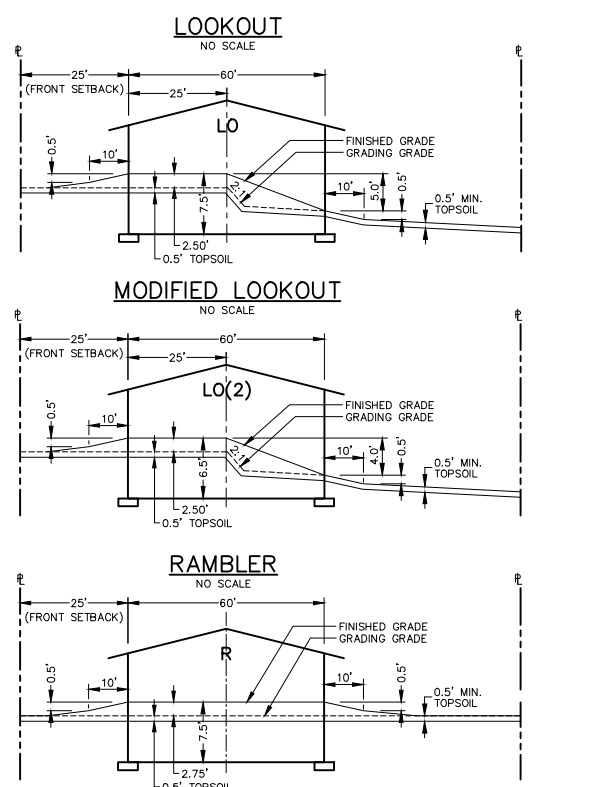
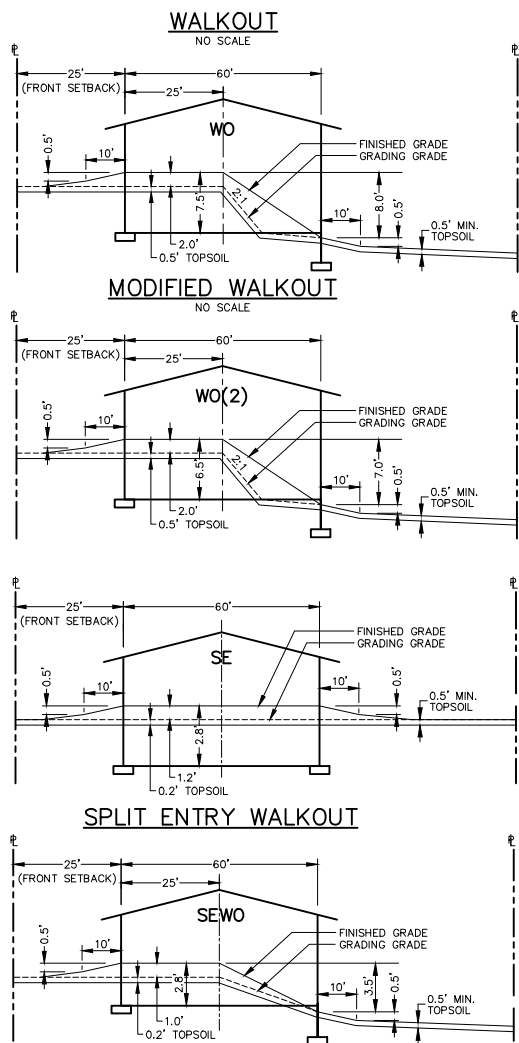
TYPICAL POND SECTION (PONDS 200)



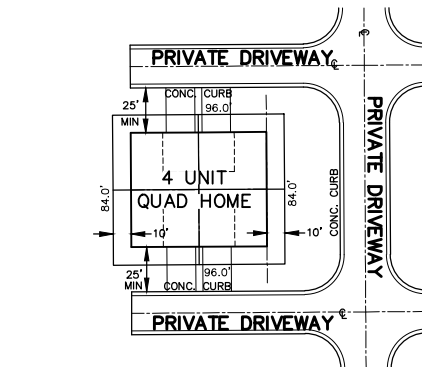
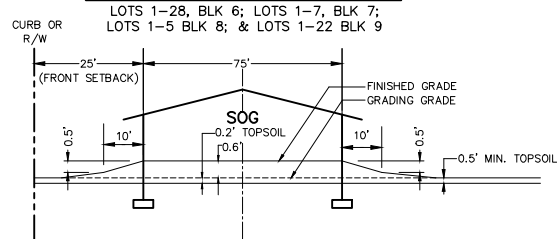
TYPICAL POND SECTION (PONDS 300)



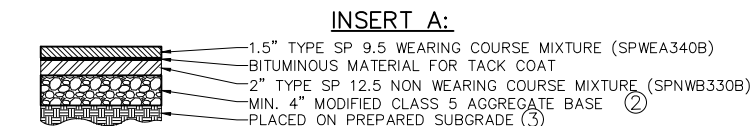
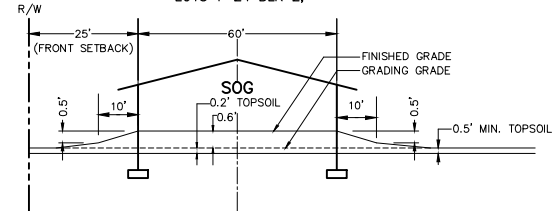
65' LOTS



50' VILLAS
SINGLE FAMILY HOLD-DOWNS



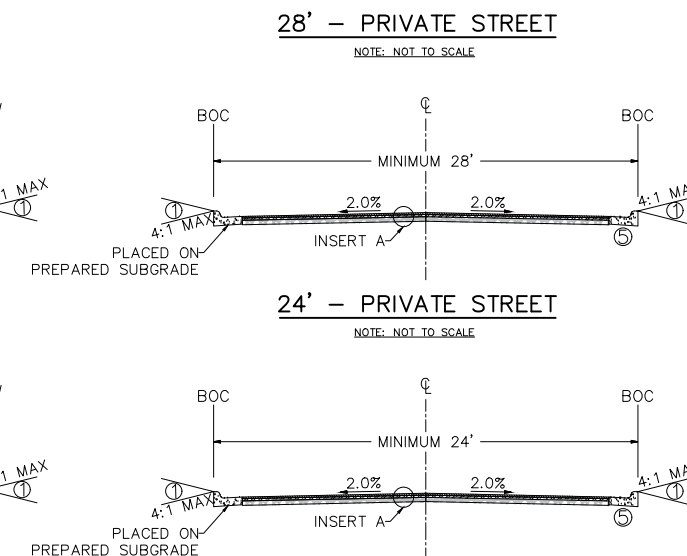
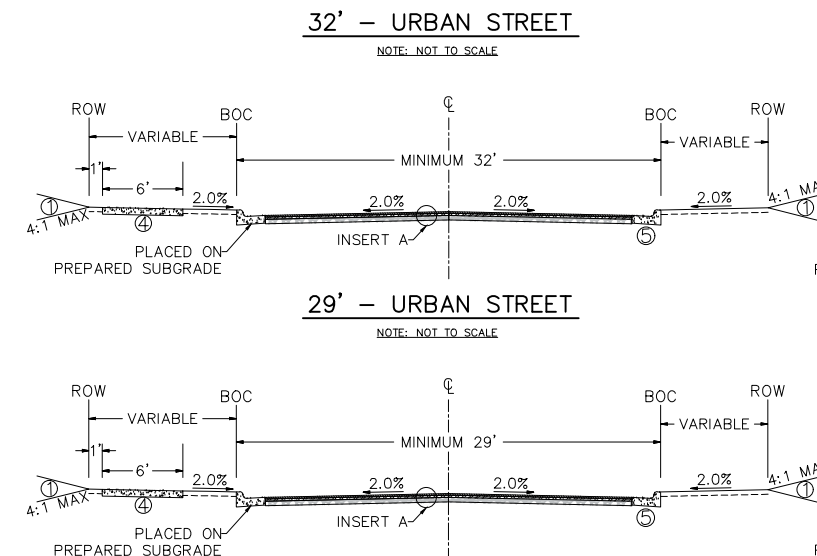
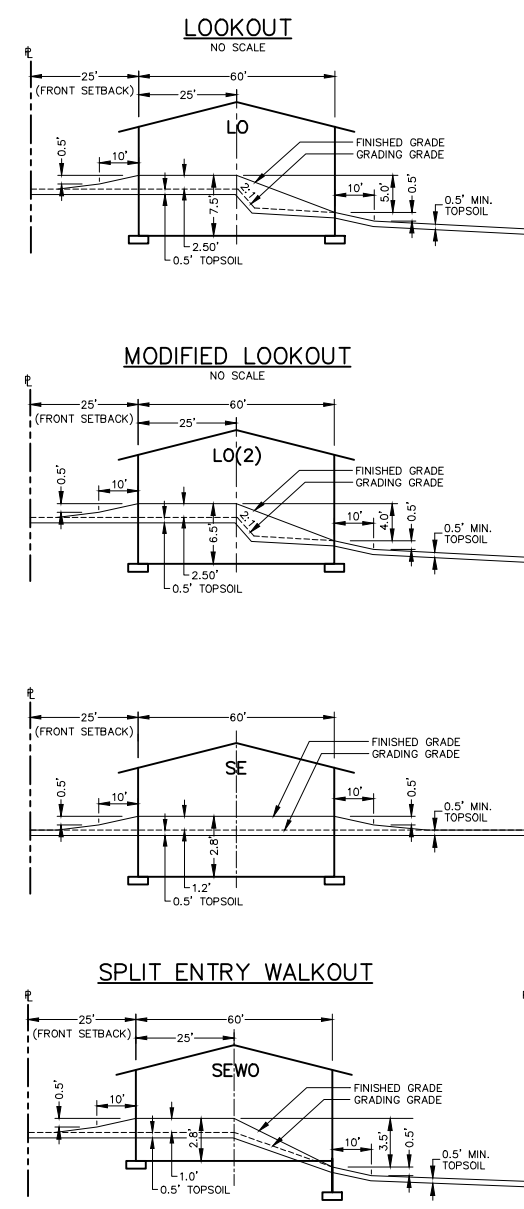
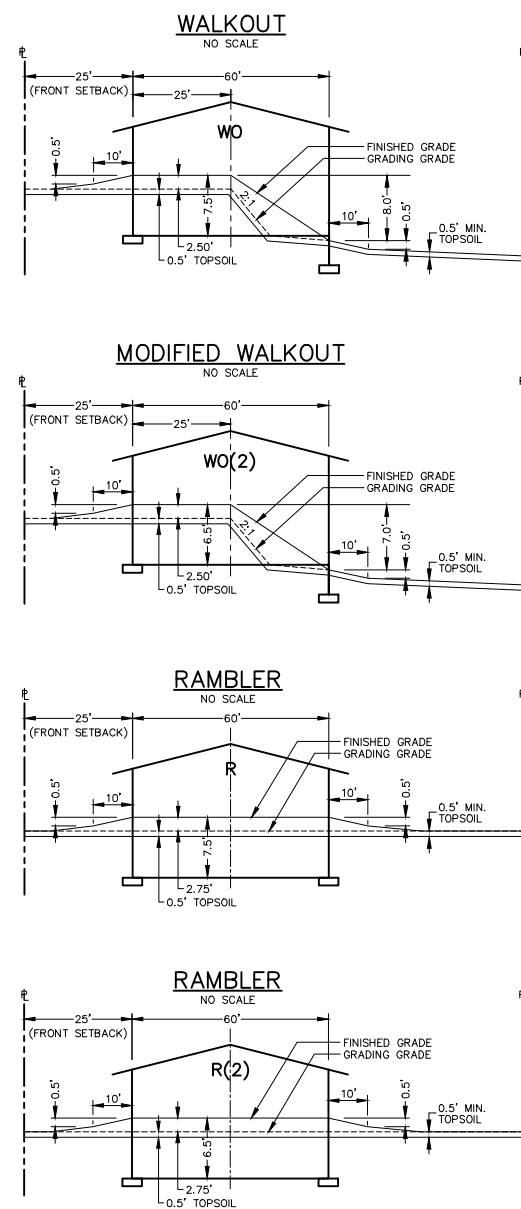
QUAD HOMES



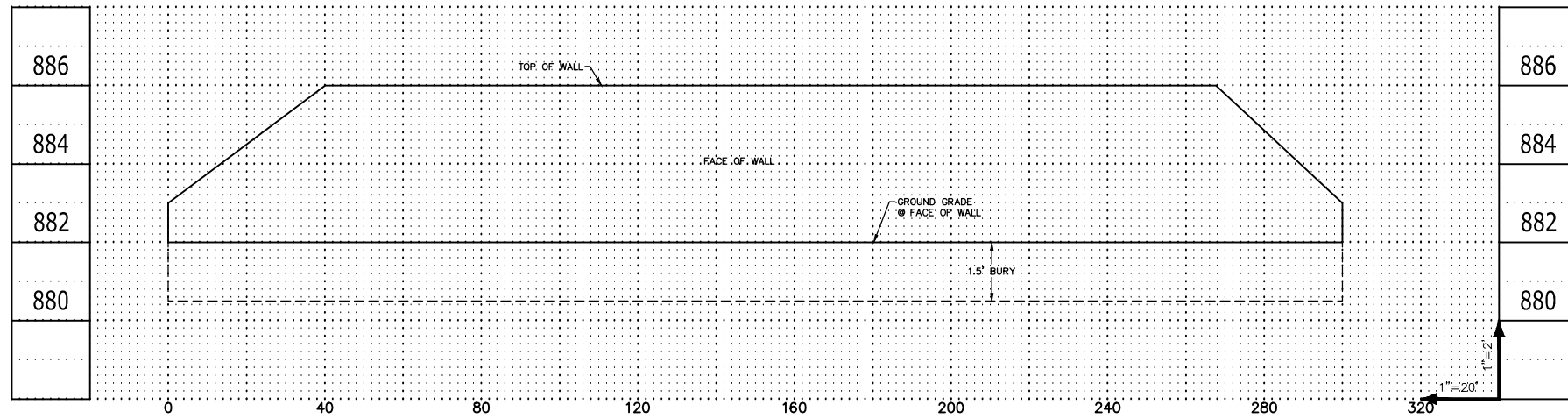
REFERENCE NOTES:

- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
- CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
- CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
- ALL SIDEWALKS SHALL BE 6" THICK, 6" WIDE, PLACED ON PREPARED SUBGRADE.
- CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

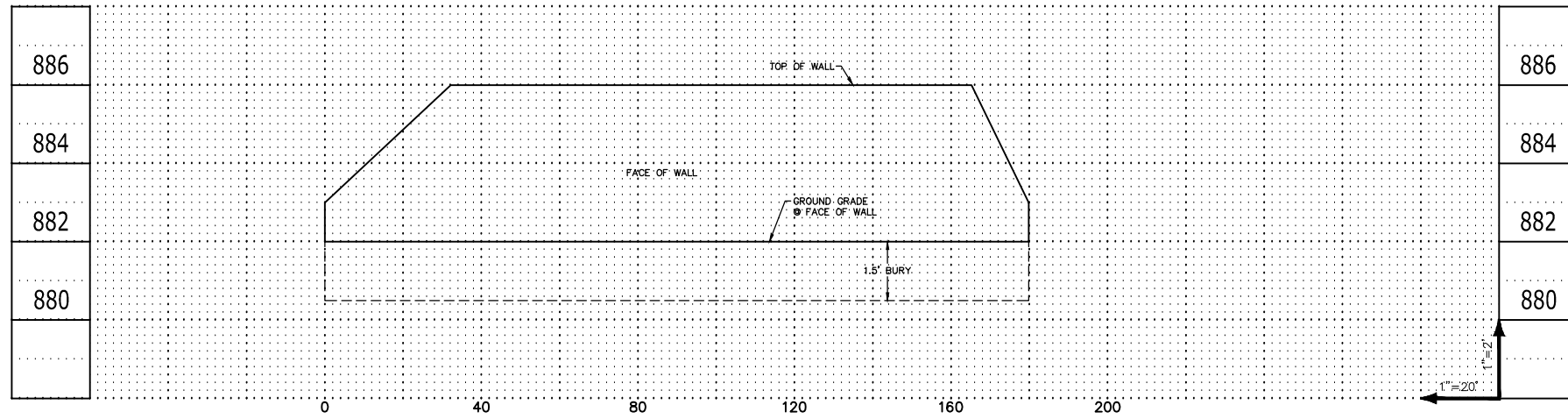
50' LOTS



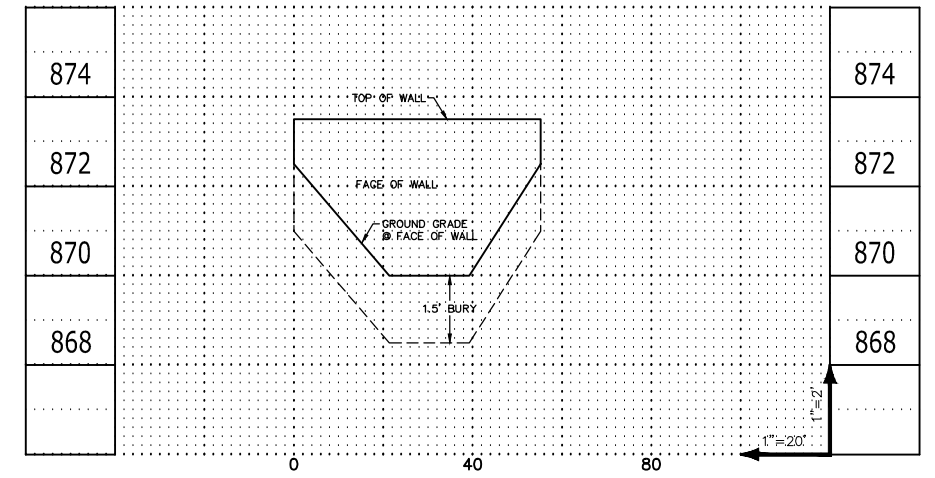
MODULAR RETAINING WALL #1
(1542 SF)



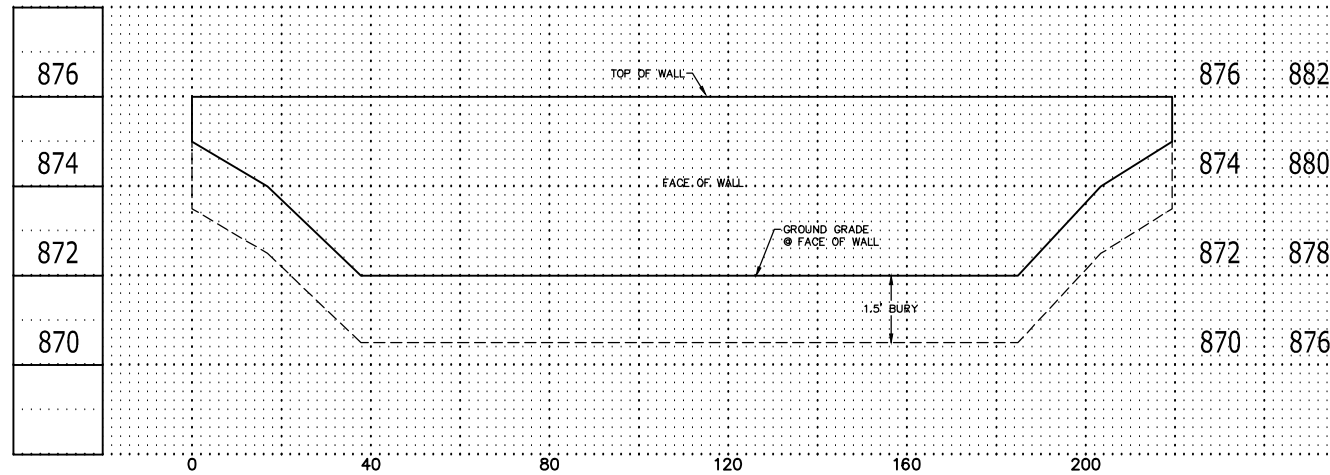
MODULAR RETAINING WALL #2
(919 SF)



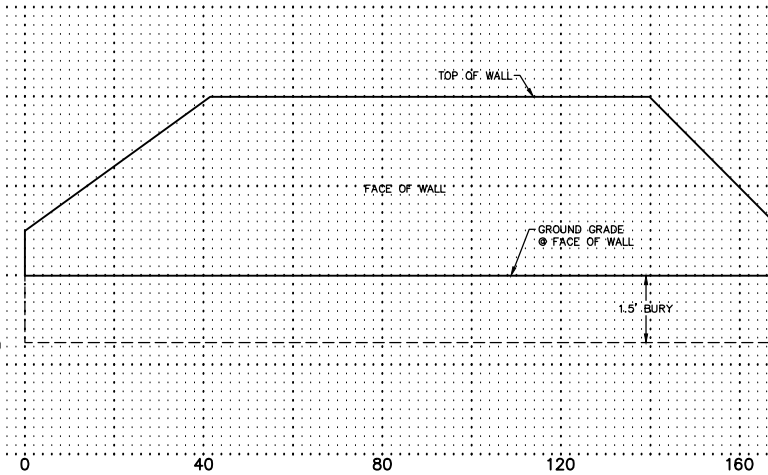
MODULAR RETAINING WALL #3
(235 SF)



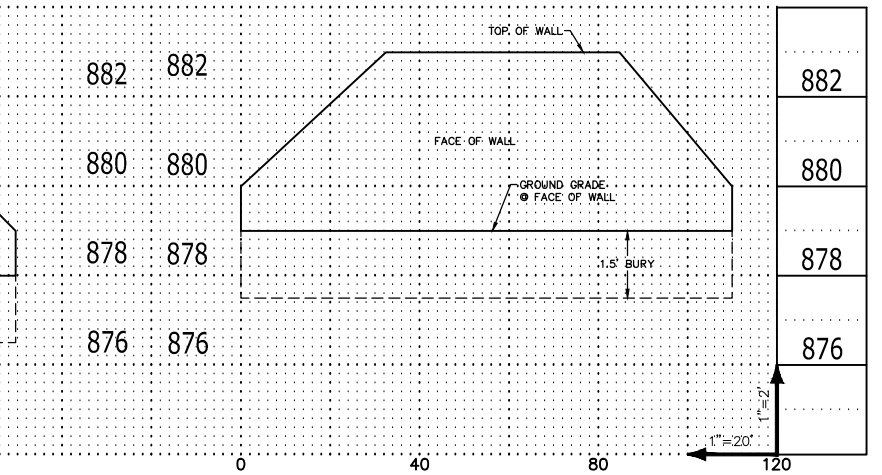
MODULAR RETAINING WALL #4
(1085 SF)



MODULAR RETAINING WALL #5
(830 SF)



MODULAR RETAINING WALL #6
(525 SF)



Pearson Farm City Policy Statements

Contents

- Land Use and Zoning..... 1
 - Medium Density Residential Character 1
 - Planned Unit Development..... 1
- Environmental Review 1
 - Environmental Assessment Worksheet (EAW)..... 2
 - Environmental Impact Statement (EIS)..... 2
 - Alternative Urban Areawide Review (AUAR) 2
- Park Dedication..... 2
- Regional Infrastructure 3

Land Use and Zoning

1. The project site is guided as a mix of Medium Density Residential (majority of site) and High Density Residential (small portion of site).
2. The proposed project is a mix of unattached Medium Density Residential (majority of site) and attached medium density residential (two small quadrants).
3. The City supports the utilization of a Planned Unit Development given the variety of unique housing types and styles and to allow flexibility in the application of land use standards.

Medium Density Residential Character

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be 6 units per acre.

Planned Unit Development

The intent of the Planned Unit Development District is to provide a district that will encourage flexibility in land development in order to 1) make better use of new techniques in building design and construction and land development, 2) housing affordable to all income groups, 3) more efficient use of public infrastructure, 4) energy conservation through the use of more efficient building designs and through the clustering of buildings and land uses, 5) preservation of desirable land characteristics and open space and protection of sensitive environmental features such as steep slopes, poor soils and trees and 6) more effective and efficient use of land, open space and public facilities through the mixing of land uses and assembly and development of land in larger lots.

Environmental Review

1. An Environmental Assessment Worksheet (EAW) is mandatory.
2. An Alternative Urbanwide Area Review (AUAR) is another option in lieu of an EAW, but not recommended in this instance.

3. The City of Ramsey is the Responsible Governmental Unit (RGU) for the EAW, and therefore owns the document and has final decision power on the content of the document.

Environmental Assessment Worksheet (EAW)

An Environmental Assessment Worksheet (EAW) is mandatory for this project due to the number of proposed lots. An EAW is a baseline environmental review that studies traffic, congestion, air quality, ecological resources, historical resources, etc. It is a simple planning tool that helps entities that approve projects that will alter the physical development of a property better understand the potential impacts. An EAW requires a specific project to be under review. An EIS is a much more in depth environmental review for significantly large project or project with the potential for significant environmental impacts.

Environmental Impact Statement (EIS)

An Environmental Impact Statement (EIS) may be necessary based on the findings of the Environmental Assessment Worksheet (EAW). An EIS is not automatically required based on the mandatory thresholds, but could be triggered by the findings of the EAW.

Alternative Urban Areawide Review (AUAR)

An Alternative Urban Areawide Review (AUAR) is an option in lieu of an EAW. An AUAR is a tool that allows communities to look more comprehensively and proactively and potential environmental impacts. It does not require a specific project to be under review. The project is part of a broader small area planning effort. Other future uses adjacent to the project include a 1) future business park, 2) redevelopment of an existing industrial park to retail, and 3) a future high density residential area. If timing were not a concern with a specific project desiring to commence this year, the City would recommend this approach. However, as there is a specific project with a specific timeline, the City supports forgoing this option in lieu of the traditional AUAR.

Park Dedication

1. It is the policy of the City to favor larger, accessible neighborhood and community public parks with quality amenities and improvements over smaller, pocket parks with few to no 'destination' improvements.
2. The Master Park and Trail Plan for the project area is to be serviced by improvements (existing and proposed) within Lake Itasca Park, the Lake Itasca Trail, and The COR. The area is further served by greenway trail connections between these two significant recreation opportunities (Lake Itasca Park and The COR).
3. The City supports smaller recreational areas and open space within individual developments when properly maintained by homeowners.
4. The City supports pursuing the following in negotiations for cost-share/Park Dedication and Trail Fee credit:
 - a. Mass grading of Lake Itasca Park predicated upon an approved concept plan, which may include export of fill from the park for the proposed subdivision.
 - b. Specific stand-alone improvements to Lake Itasca Park. For example, future parking areas and boardwalk/pier to Lake Itasca, canoe/kayak station, or establishment of native landscapes (following grading).
 - c. Alpine Drive Roundabout (Staff recommended exploration only).

- i. The Developer shall be responsible for the design and construction consistent with the phasing of the project.
 - ii. The proposed roundabout shall include enhanced pedestrian safety measures above and beyond standard/minimum improvements.
 - iii. Park Dedication credit may be applied to the 'leg' of the roundabout which would serve as the Lake Itasca Park entrance
 - d. Greenway Trail Connection
 - i. Construct 10' trail adjacent to the wetland in the north edge of the plat, and exchange land for Hageman parcel (4 acres of earlier Park Dedication to the city)
 - ii. Explore creation of area of linear open water (visual amenity for townhomes), along trail.
 - iii. Consider plaza adjacent to greenway trail and the Mississippi River Trail (Puma Street) for bench, drinking fountain, enhanced landscape, etc.
 - e. Advance park improvements in The COR
 - i. Identify within the Development Agreement, specified improvement E.g. Schematic Design for the water-centric park, plans and specifications for the proposed splash pad etc.
5. The City supports continued discussion on all options for parks and recreation within this development given the number of proposed housing units.

Regional Infrastructure

The section will be populated at future steps.

- Regional Infrastructure for the project area is defined as Bunker Lake Boulevard and Puma Street.
 - Roadway
 - Water Trunk (paid for by normal Trunk Fees)
 - Sanitary Trunk (paid for by normal Trunk Fees)
- An additional suggested improvement is the Alpine Drive Roundabout (Staff recommended exploration only).
- The City supports some degree of cost share for these improvements. The specifics shall be negotiated with future steps.
- The Developer shall be responsible for the final design and construction for portions adjacent to the project.

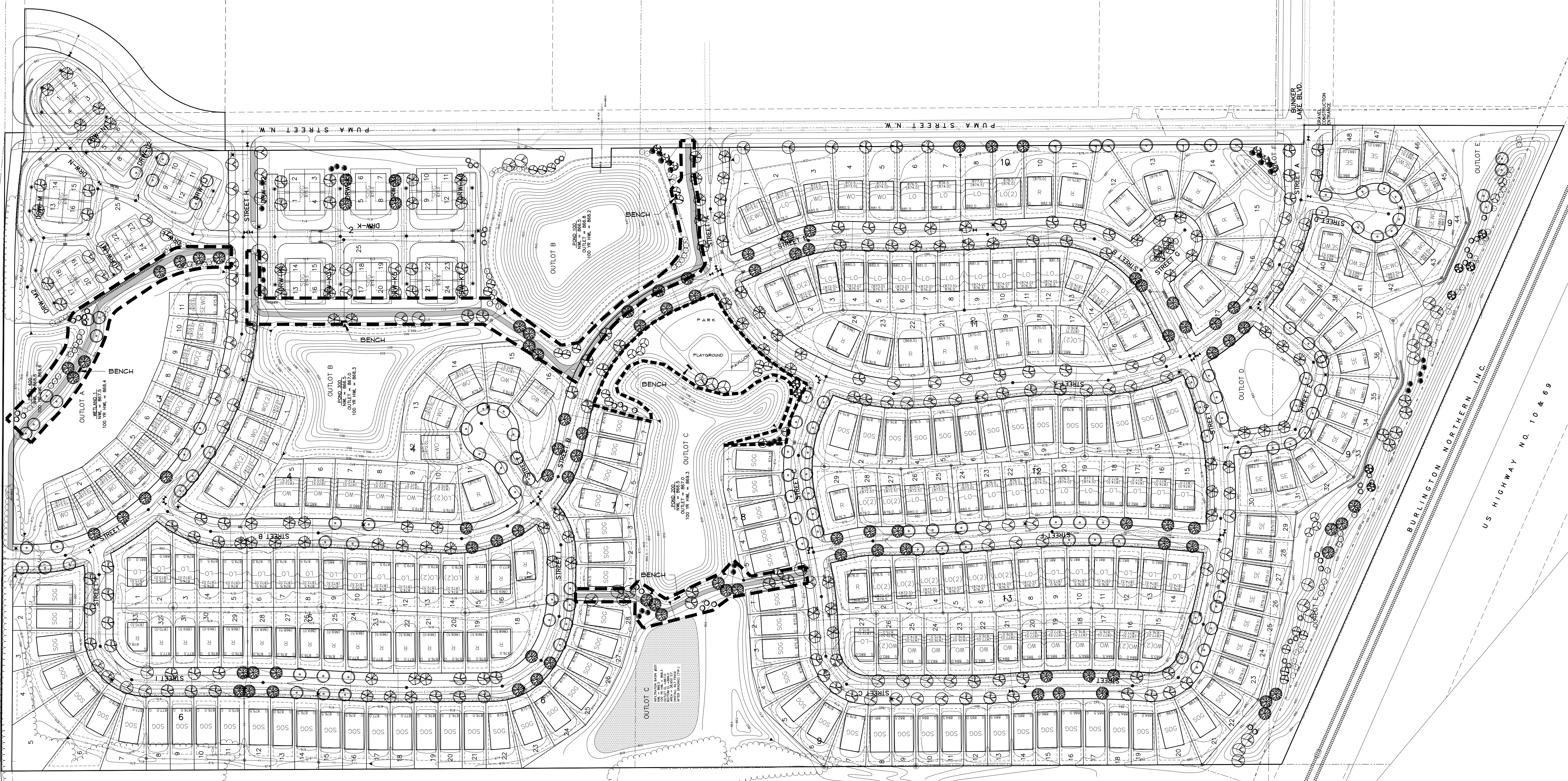
For specific detail on this policy topic, please review the Infrastructure Study completed by Bolton and Menk. This section will be completed upon completion of the Revised Infrastructure Study by Bolton and Menk and subsequent policy direction from the City Council.

Area Parks Plan Riverstone Addition

Lake Itasca
Park

Lake Itasca
Greenway





LANDSCAPE SCHEDULE: TRAIL CORRIDOR

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
DECIDUOUS TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	7
	Acer X freemanii "Jeffersred"	AUTUMN BLAZE MAPLE	2"	BB	7
	Tilia americana "Boulevard"	BOULEVARD LINDEN	2"	BB	2
	Celtis occidentalis	HACKBERRY	2"	BB	7
	Gleditsia tricanthos var. inermis "Skycole"	HONEYLOCUST	2"	BB	17

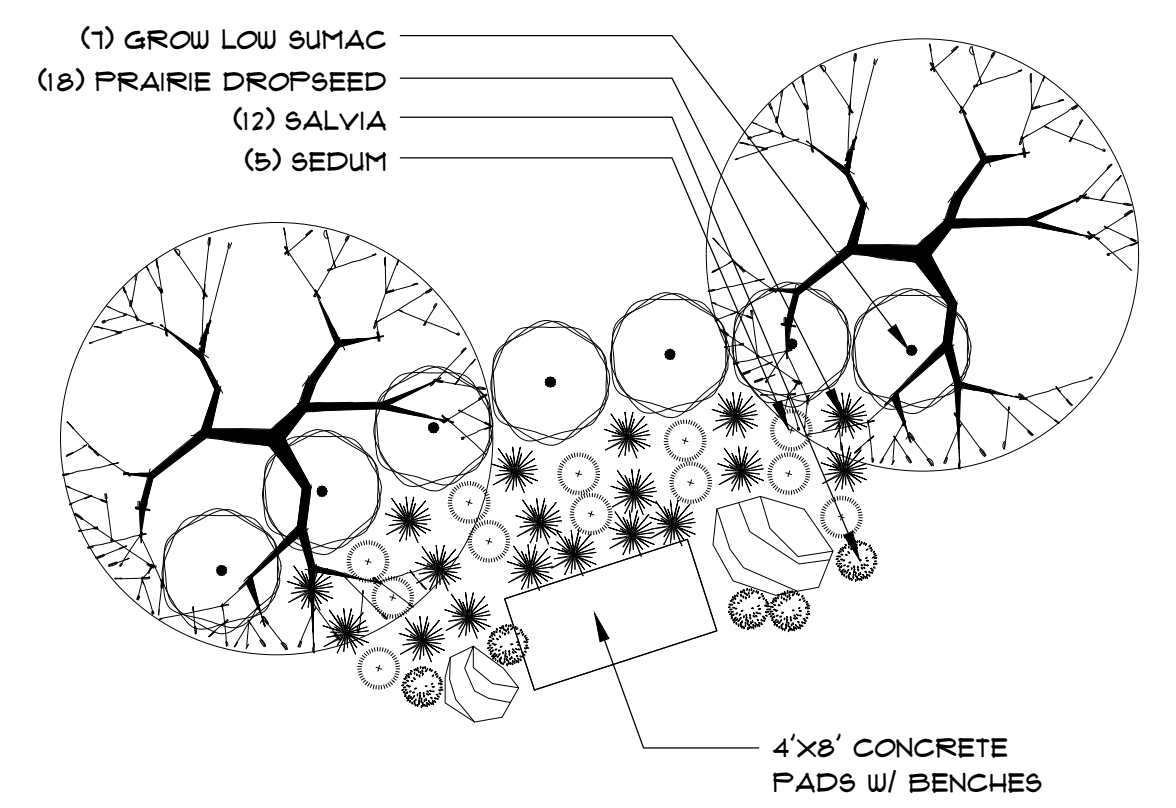
LANDSCAPE SCHEDULE: PARK

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	5
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6"	HT.	13
	Pinus sylvestris	SCOTCH PINE	6"	HT.	5
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	15
	Cornus sericea "Cardinal"	CARDINAL DOGWOOD	#5	CONT.	9
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	6

LANDSCAPE SCHEDULE: PARK

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
DECIDUOUS TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	7
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	3
	Betula nigra	RIVER BIRCH multi stem	12'	BB	-
	Malus "Red Jewel"	RED JEWEL CRAB multi stem	8"	BB	-
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6"	HT.	13
	Pinus sylvestris	SCOTCH PINE	6"	HT.	6

TYPICAL BENCH LANDSCAPE



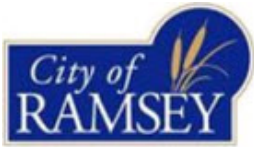
SYMBOLS

- TRAIL CORRIDOR
- PARK AREA
- BENCH

BENCHMARK

- Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

Save Date: 04/12/17 P:\p0616421 - 6440\6435 - ramsey site\cad\c31\engineering\primary\6435_scp.dwg



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Work Session

3. 1.

Meeting Date: 04/25/2017

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

Attached is the current list of future topics for work session discussion. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Dates will be assigned in the future.

Recommendation:

N/A

Action:

For Council review - no formal action necessary.

Attachments

Future Topics

Form Review

Inbox

Kurt Ulrich

Form Started By: Jo Thieling

Final Approval Date: 04/20/2017

Reviewed By

Kurt Ulrich

Date

04/20/2017 03:58 PM

Started On: 04/19/2017 02:25 PM

City Council Future Topics – Work Session
(Draft)

Date	Topics for Discussion – Council Action
Future	Discuss Ordinance Governing Unmanned Aerial Vehicle Use (<i>Katers</i>)
Future	Review and Potentially Adopt Ramsey’s Portion of Previous Highway 47 Study (<i>Westby</i>)
Future	Cost Share a Corridor Study for Nowthen Blvd/CR5 (<i>Westby</i>)
Future	Intersection Control Evaluation for Spot Improvements on Armstrong (<i>Westby</i>)
Future	Discussion re tap Rooms/Brew Pubs (<i>Thieling/Katers</i>)
Future	Assessment Policy Review (<i>Westby</i>)
Date	Topics for Discussion – Regulatory
Future	Commercial Signage Standards and Community Sign Plan(<i>Gladhill</i>)
Future	Property Maintenance Code (Maintenance of Buildings and Structures) (<i>Gladhill</i>)
Date	Topics for Discussion – Policy
Future	Public Facilities Naming Policy (<i>Riverblood</i>)
Future	Trail Maintenance Policy (<i>Westby</i>)
Future	Stormwater Pond Maintenance Policy (<i>Westby</i>)
Future	Citizen Volunteer and Recognition Program (<i>Ulrich</i>)
Future	Newsletter Policy to Address Advertising and Content Control (<i>Brama</i>)
August	Discussion re Updating the City’s Personnel Policy (<i>Lasher</i>)
Date	Topics for Discussion – Planning and Budget
Future	Summary of Compensation/Development Plan for Employees (<i>Lasher</i>)
Future	Review Comprehensive Plan for Long-Term Water Supply (<i>Westby</i>)
May 9	Joint Work Session with ARAA – (<i>Riverblood</i>) <ul style="list-style-type: none"> • Special Use Permits • What improvements can we make • Communication - in General
Date	Topics for Discussion – Information
Future	Review Area Recreation Opportunity Assessment (<i>Riverblood</i>)